



8 Wycliffe Close

Ponteland



SANDERSON
YOUNG



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Ponteland

Stylish & well presented, four bedroom detached house on this exclusive modern development in Ponteland, with great privacy from the open aspect to woodland to the rear, attractive landscaped gardens, a double width block paved driveway and bike store/boot room.

A beautifully presented, four bedroom 'Hylton' style house, built by Bellway in Ottermead in 2020 - the family home has a great position on the development, overlooking woodland to the rear with an open aspect.

The house has well proportioned accommodation set over two floors, with changes made in recent years including the division of the single garage, to provide a useful bike store and large dog/boot room with direct access to the garden, and the landscaping of the rear garden for low maintenance, with attractive paving and terraces, raised timber beds with built in bench seating and a covered barbeque area, external lighting, and a bespoke shed built to the side of the house.

Price Guide:
Guide Price £475,000

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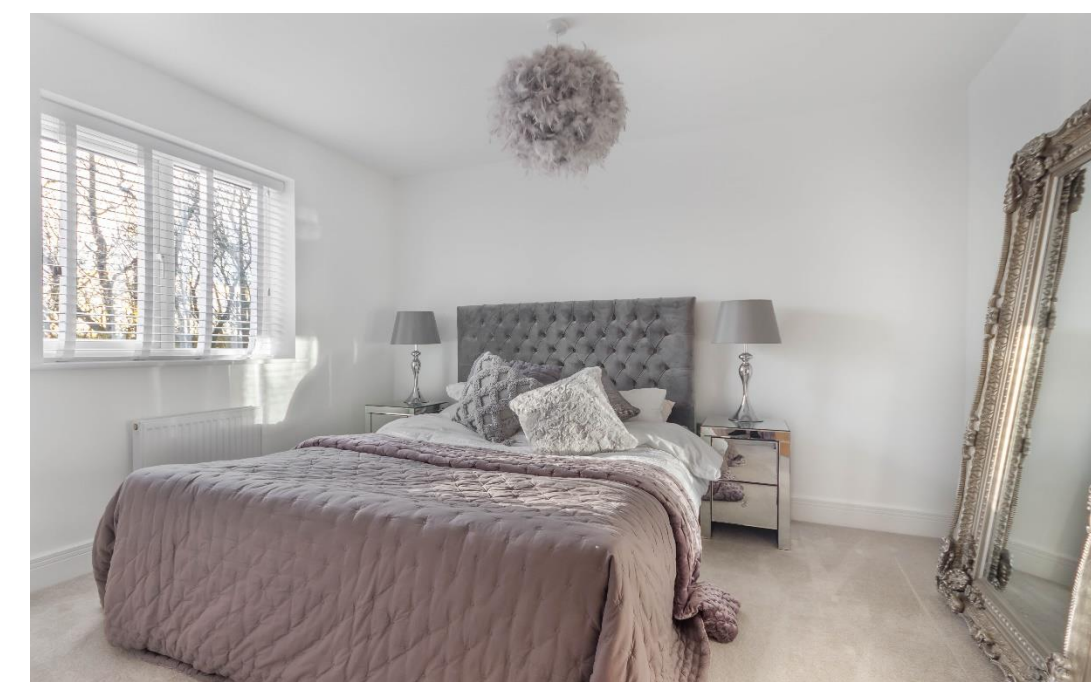
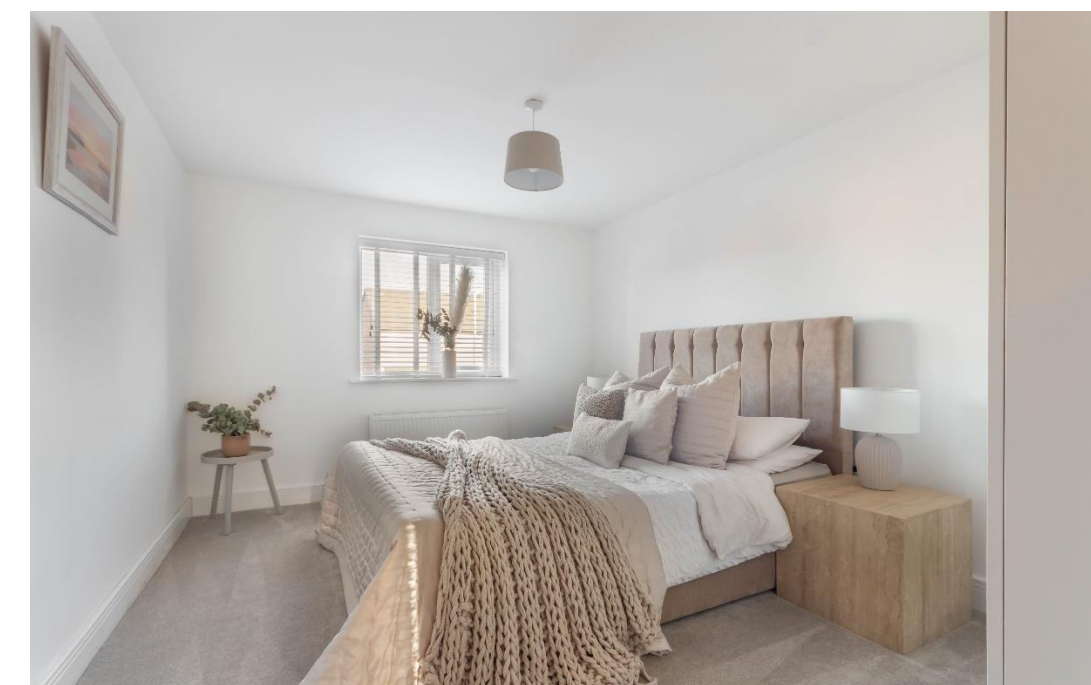


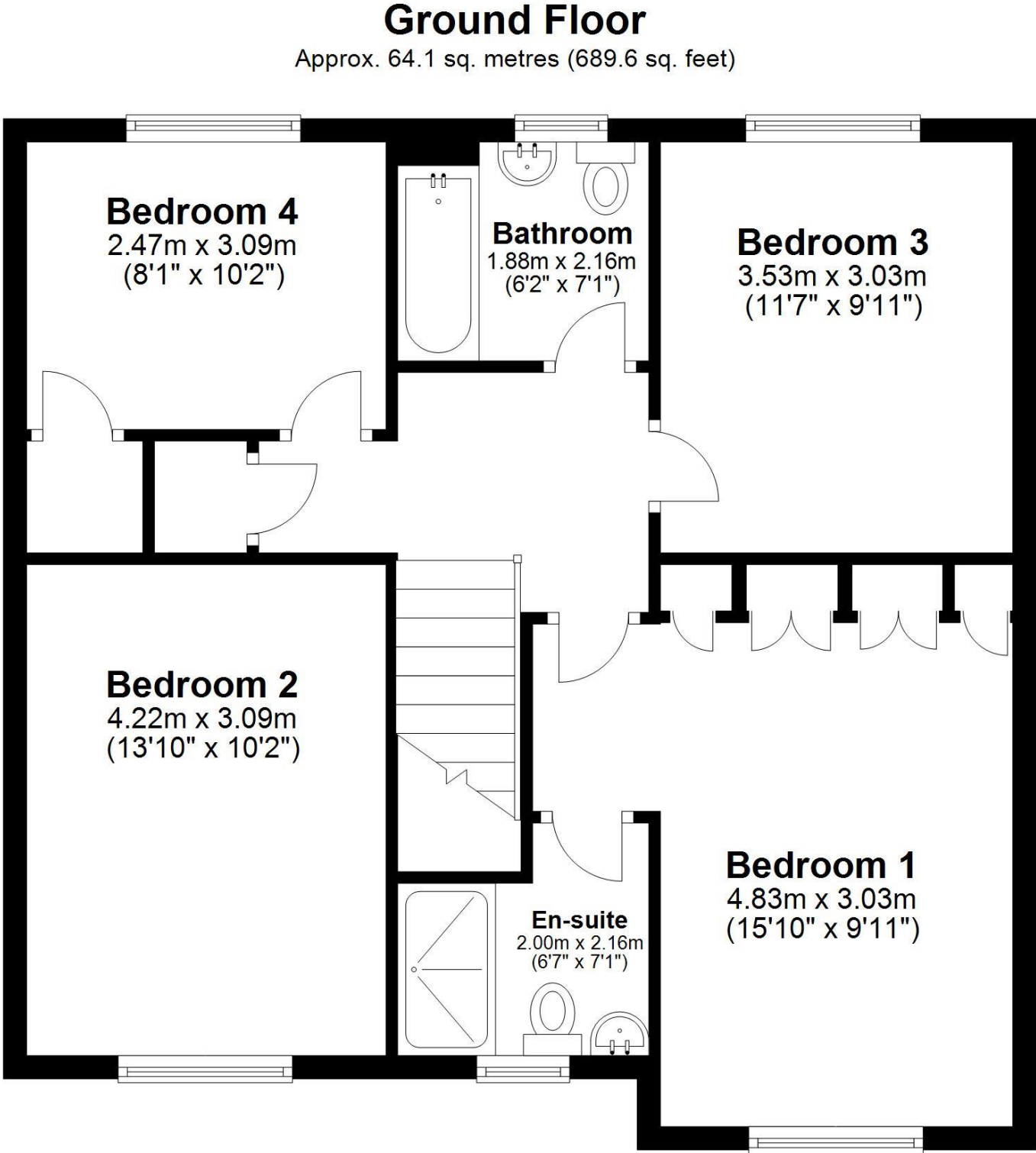
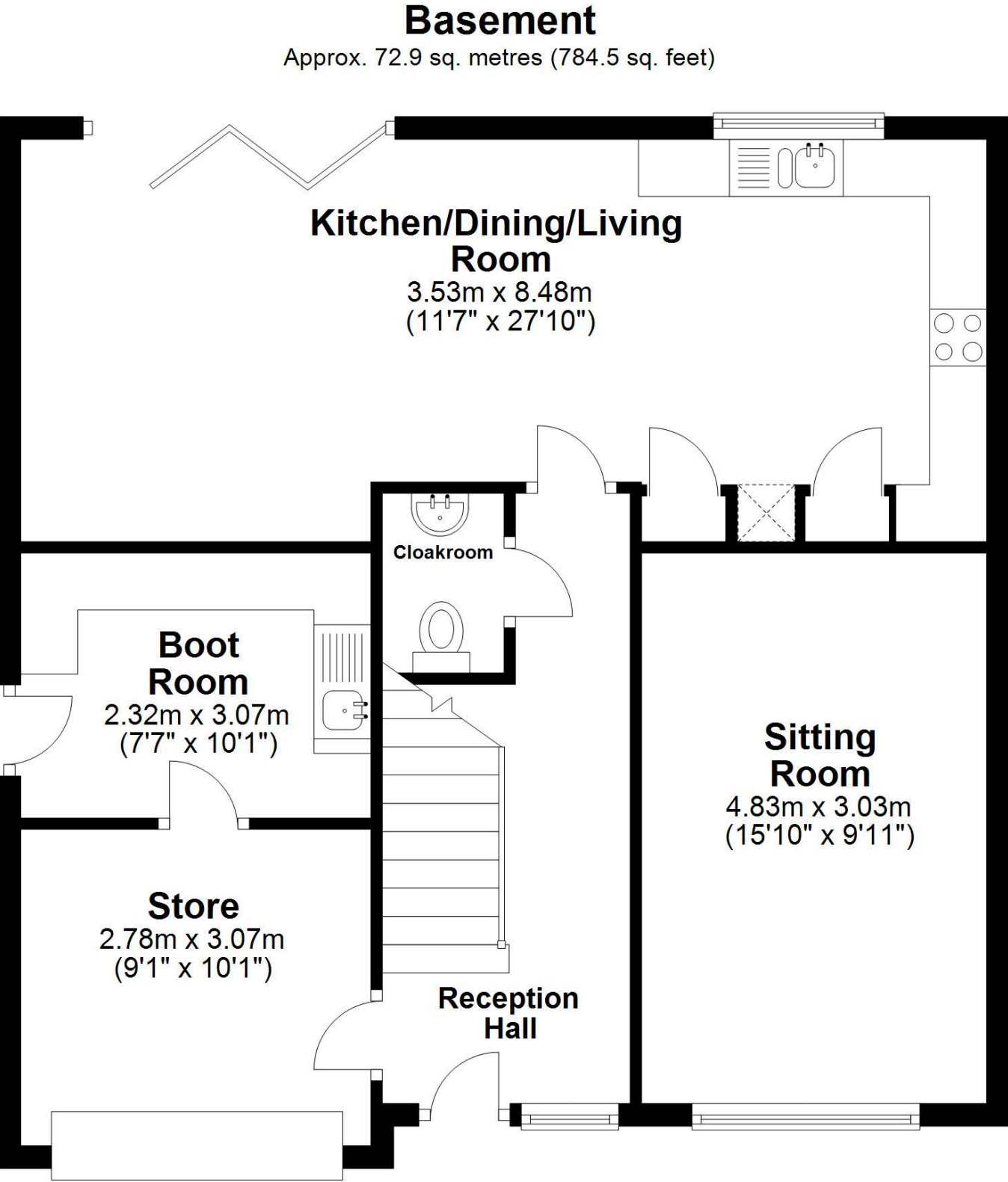
Ground floor - Reception hallway with access to the store and boot room | Cloakroom/wc | Sitting room with feature LED ceiling lighting | Fabulous open plan kitchen/dining room with living area, with bi-fold doors opening to the garden | Contemporary kitchen fitted with a range of cabinets, with integrated appliances ; double oven, hob, dishwasher, washing machine and fridge/freezer | Bike/garden store | Excellent boot/dog room fitted with a range of 'Howdens' cabinets (2022) and a door to the side.

First floor - First floor landing with loft access | Master bedroom with a range of fitted wardrobes to one wall | Ensuite shower/wc | Guest double bedroom with fitted wardrobes added in recent years | Two further bedrooms, one currently fitted and used as a dressing room | Family bathroom/wc.



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Total area: approx. 136.9 sq. metres (1474.1 sq. feet)

Area includes Outbuildings
Plan produced using PlanUp.

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Externally - The property has a block paved driveway for two cars, and secure gated access to the side to the rear garden | Lovely rear garden, with paved terrace, raised timber beds and bench seating, good size covered barbecue area for outside entertaining, and a timber storage shed built to the side of the house.

Services | Mains; Electricity, Gas, Water, Drainage | Tenure; Freehold | Council Tax; Band F | EPC; Rating B

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