



- 4 Bedrooms
- Study Area/Potential for 5th Bed
- Cloaks WC
- Council Tax Band C / Awaiting C

- Open Plan Kitchen/Dining Room
- En suite Shower Room
- Utility

- Lounge
- Bathroom
- Garage

A beautifully refurbished and extended, 4 bedroom semi detached house, situated within walking distance of local schools and shops. The spacious accommodation, set over three floors comprises to the ground floor a welcoming Reception Hall with built in cloaks cupboard and a WC with wash basin. The magnificent open plan Kitchen/Dining Room superbly fitted with a range of units, sink unit, integrated electric oven, induction hob, extractor hood and integrated dishwasher. Double doors open to the rear garden and also to the lounge with window to front and built in media wall with panoramic style electric fire. From the inner hallway door to garage with electric door and door to a utility area with plumbing for washer, wall mounted combination boiler and door to rear garden. Stairs lead from the hall to the First Floor Landing. Bedroom 2 is a spacious double to the front, Bedroom 3 is to the side and has an en suite shower room. Bedroom 4, currently used as a dressing room is to the rear. The Bathroom/WC has a low level wc, wash basin with storage under and bath with a shower attachment. Stairs to the second floor opens to a study area (with potential to create a fifth bedroom) and door to Bedroom 1, a spacious double sized room with fitted sliding door wardrobes.

Externally, the front garden has lawn, block paved driveway with parking for three cars and gate access to the rear garden with paved terrace and an artificial lawn.

This property is conveniently situated for schools for all ages, variety of shops, good choice of pubs and restaurants and a range of sporting and leisure facilities. Ponteland is ideally located for access to Newcastle International Airport and within excellent commuting distance of Newcastle City.

Entrance Hall 9'2" x 9'4" (2.803 x 2.856)

Cloaks WC

Kitchen / Dining Room 25'1" x 10'3" widening to 13'0" max (7.650 x 3.128 widening to 3.974 max)

Lounge 15'0" x 11'3" (4.579 x 3.438)

Garage 17'0" x 10'10" (5.187 x 3.304)

Utility 7'9" x 5'9" (2.373 x 1.757)

First Floor

Bedroom 2 13'2" x 11'2" (4.027 x 3.411)

Bathroom

Bedroom 3 9'11" x 9'9" (3.046 x 2.988)

En suite Shower Room

Bedroom 4 9'8" x 8'3" (2.954 x 2.528)

Second Floor Landing

Study Area 11'7" x 11'10"

Bedroom 1 14'4" x 15'0"





Energy Performance: Current C Potential B

Council Tax Band: C

Distance from School:

Distance from Metro:

Distance from Village Centre:



These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.