



- Immaculately Presented
- Landscaped Gardens
- Two En suite & Family Bathroom
- Council Tax Band F / EPC Rating B

- 4 Bedroom Detached House
- Open Plan Kitchen/Dining
- Fitted Dressing Room

- Detached double Garage
- Lounge and Family Room
- Utility and Cloaks WC

A fabulous opportunity to purchase an immaculately presented, 4 bedroom detached family home, in an excellent position within this sought after development. The welcoming Reception Hall has a Cloakroom/WC, built in storage cupboard and staircase to the first floor. A good sized study or family room is to the front. The spacious Lounge has a front facing window, and double doors opening to the terrace and rear garden. A magnificent open plan Kitchen/Dining and Family living area is to the rear, with double doors to rear garden. The Kitchen is fitted with a superb range of modern, wall and base units with sink unit, electric double oven,, induction hob with extractor over, integrated dishwasher and fridge freezer. The Utility Room is also fitted with cupboard units, sink unit, plumbing for a washer and space for a dryer, gas boiler and door to outside. Stairs to the First Floor Landing with loft access hatch and airing cupboard with hot water cylinder. A generously sized main bedroom suite features a dressing area with bespoke fitted wardrobes and door to an en suite with shower enclosure, wash basin and WC with concealed cistern. Bedroom 2, also with an en-suite shower room. Bedrooms 3 is to the rear and Bedroom 4, is to the front. The Family Bathroom is well equipped with bath, separate shower enclosure, wash basin and WC with concealed cistern.

Externally, to the Front is a double width driveway leading to the detached Garage with two up and over access doors. The front garden is lawn with planted beds. A side gate gives access to the Landscaped Rear garden with terrace, patio area with pergola and lawn with planted borders.

Woodlands Manor, Medburn is a semi-rural development and is close to a range of excellent amenities, shops, restaurants, pubs, leisure facilities and highly regarded schools nearby in the village of Ponteland.

**Reception Hall 21'6" x 20'3" (6.565 x 6.185)**

**Lounge 20'6" x 11'3" (6.255 x 3.444)**

**Family Room / Study 10'3" x 10'2" (3.129 x 3.103)**

**Cloaks WC**

**Kitchen/Dining Room 17'10" x 14'0" (5.455 x 4.288)**

**Utility Room 7'2" x 5'0" (2.204 x 1.549)**

**First Floor**

**Bedroom 1 11'6" x 11'0" (3.510 x 3.367)**

**Dressing Room 9'6" x 6'6" (2.912 x 1.998)**

**En Suite Shower Room**

**Bedroom 2 11'6" x 10'9" (3.518 x 3.277)**

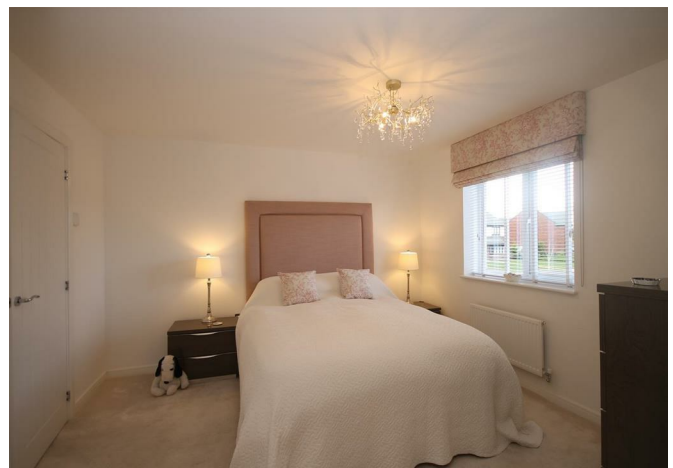
**En Suite Shower Room**

**Bedroom 3 11'6" x 9'5" (3.519 x 2.895)**

**Bedroom 4 10'5" x 8'11" (3.200 x 2.743)**

**Bathroom**

**Detached Garage 21'6" x 2**





Energy Performance: Current Potential

Council Tax Band: F

Distance from School:

Distance from Metro:

Distance from Village Centre:

01661 829164



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.