



- Excellent Location
- Breakfasting Kitchen
- Garden Room
- Council Tax Band F / EPC Rating C

- 4 Bedrooms
- Lounge
- Utility Room / Cloakroom WC

- En Suite & Bathroom
- Dining Room
- Garage



A fabulous opportunity to purchase a 4 bedroom detached family home, in an excellent location within the sought after Eland Haugh development, well placed for 'village' amenities. The spacious Reception Hall with stairs to first floor and Cloakroom/WC with low level suite and pedestal wash basin. The Lounge has windows to the front and a real flame gas fire, with a traditional style surround. Door to the formal Dining Room and door to the wonderful wrap around Garden Room with vaulted ceiling, roof lights and 2 sets of double doors to the patio and garden. The Breakfasting Kitchen is fitted with a range of modern style wall and base units with sink unit, split level oven, microwave, gas hob with extractor over and integral dishwasher. The Utility Room is also fitted with wall, base and sink unit, plumbing for a washer and door to the side. Door to the integral garages with two electric doors. Stairs lead from the hall to the First Floor Landing, with access to the loft. Bedroom 1 is to the front and has fitted wardrobes, along with a modern En Suite Shower/WC, with wc with concealed cistern, vanity unit with wash basin and walk in shower enclosure. Bedroom 2 also to the front has fitted wardrobes. Bedroom 3 is a double to rear with Bedroom 4 also to the front and currently used as a reading room. The Family Bathroom/WC is fitted with a low level wc, pedestal wash basin with mirror over, paneled bath with shower screen and shower over.

Externally, the Front Garden is lawned with plants and shrubs to the borders and a double width driveway. Side gated access to the The generous Rear Garden with with large patio area, lawn and well stocked borders.

Paddock Hill is ideally located for amenities including shops, schools, pubs, restaurants and Ponteland Gold Club.





Energy Performance: Current C Potential C

Council Tax Band: F

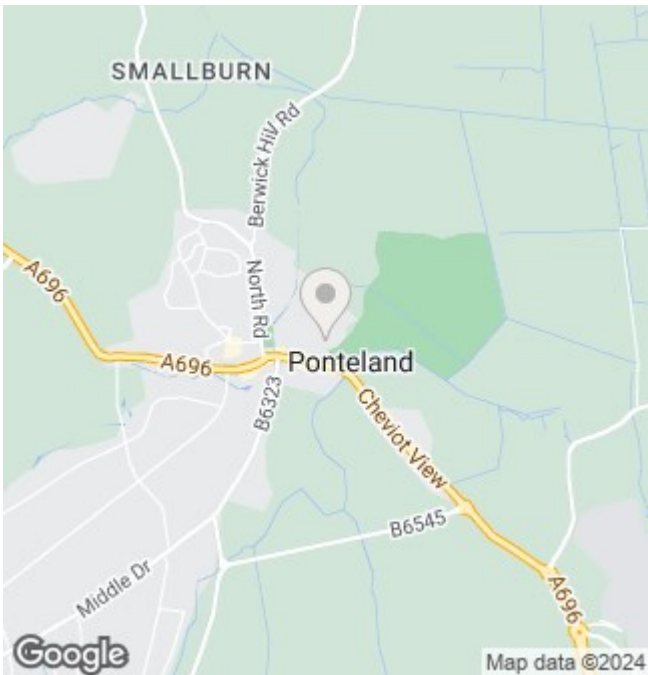
Distance from School:

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.