



- Semi Detached House
- Lounge
- Bathroom WC

- Countryside View
- Kitchen/Dining Room
- Double Drive

- 3 Bedrooms
- Cloakroom WC
- Council Tax Band C / EPC Rating C

A well presented, 3 bedroom semi detached house, pleasantly situated in a new cul-de-sac location within this sought after village. Constructed about 4 years ago to good specification, including integrated appliances, quality flooring, wood internal doors and ceiling speakers. The Entrance Hall has stairs to first floor landing and door to a spacious Lounge with window to front and door leading to the Dining/Kitchen which is fitted with a modern range of wall and base units with sink unit, electric oven, induction hob, extractor, washer/dryer, fridge freezer. Double doors open from the dining area to the south facing rear garden and a cupboard housing the LPG Gas boiler. Cloakroom/WC, with wc and wash basin. Stairs lead from the hall to the First Floor Landing with storage cupboard. Bedroom 1 is to the rear with lovely view over countryside. Bedroom 2, also a double is to the front with Bedroom 3 to the rear and has loft access hatch. The Bathroom/WC has a wc with concealed cistern, wall mounted wash basin and paneled bath with mains shower over.

Externally there is a double width drive, small front garden planted with shrubs and a path to the front door. The Rear Garden is South facing, with paved patio area and gate access with path to road.

Kirkwhelpington is a beautiful village, surrounded by glorious Northumbrian countryside. The village is close to the A696 making it ideal for commuting to Ponteland, Newcastle International Airport and the city of Newcastle. There are good road links to other towns and villages including Hexham and Rothbury. A school bus transports children to Ponteland school.

Entrance Hall 5'8" x 5'3" (1.750 x 1.610)

Lounge 16'1" x 12'6" (4.922 x 3.821)

Kitchen/Dining Room 16'6" x 10'10" (5.038 x 3.317)

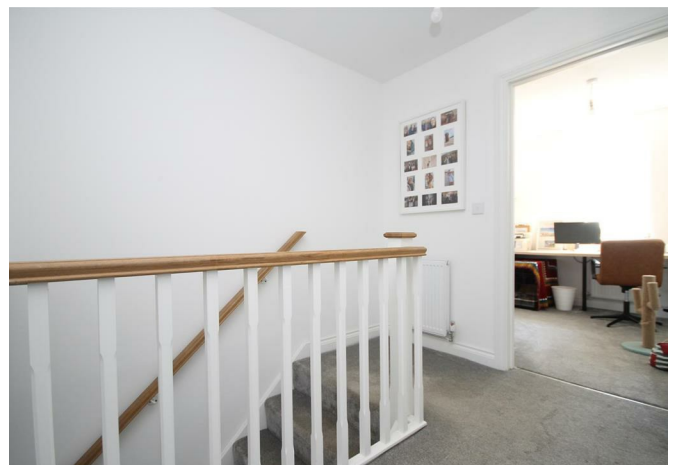
Cloakroom WC

Bedroom 1 12'9" x 8'8" (3.910 x 2.661)

Bedroom 2 12'3" x 8'8" (3.735 x 2.664)

Bedroom 3 9'1" x 7'5" (2.770 x 2.271)

Bathroom WC 7'4" x 5'10" (2.256 x 1.793)





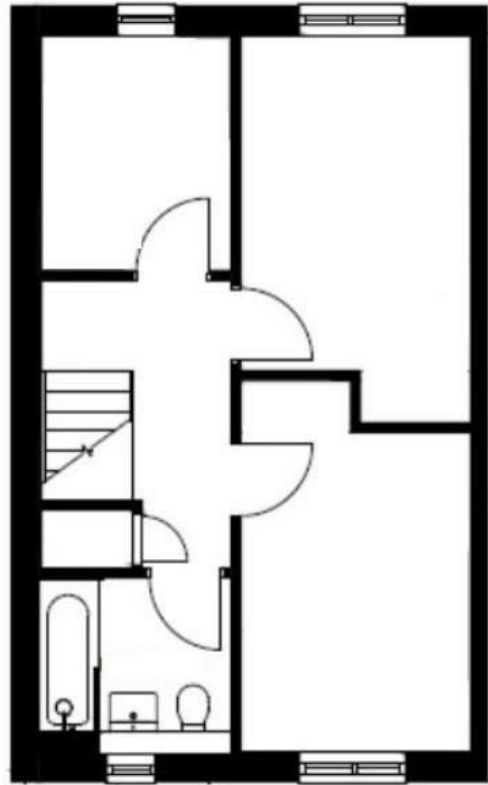
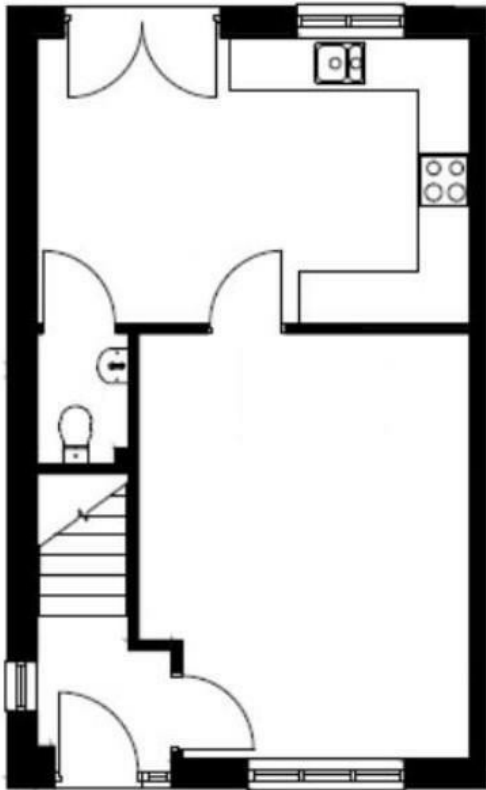
Energy Performance: Current C Potential B

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.