



- Constructed 2020
- 3 Double Bedrooms
- Kitchen/Dining Room
- Council Tax Band D / EPC Rating B

- Highly Sought After Location
- En-suite & Family Bathroom
- Cloaks WC & Garage

- Immaculately Presented
- Lounge with Double Doors
- Driveway and Rear Garden

An immaculately presented and recently constructed, 3 bedroom semi detached house, located within this sought after development. The Entrance Hall with door to the Cloakroom/WC is fitted with wc with concealed cistern and pedestal wash basin. The Kitchen is to the front and fitted with a good range of wall and base units, sink unit, electric oven, gas hob with extractor over, integral fridge, freezer, washing machine and dishwasher with matching doors and cupboard housing the boiler. The Lounge has double doors to rear garden and a built in storage cupboard. Stairs lead to the First Floor Landing with access to the loft and storage cupboard. Bedroom 1 has window to front and rear with dressing area with fitted wardrobes and an En Suite Shower/WC with wc, with concealed cistern, wash basin and shower cubicle with mains shower. Bedroom 2 is a double to the front with Bedroom 3, also a double to the rear. The Bathroom/WC is fitted with a low level wc, bath and pedestal wash basin. There is an attached Garage with up and over access door.

The Front Garden has lawn and path to front door and driveway to Garage. The Rear Garden has a patio, lawn and is enclosed by a fence with gate access

This new development with good access to Ponteland's wide range of facilities, including schools for all ages, good choice of shops including Waitrose, excellent variety of pubs and restaurants and a number of sporting and leisure facilities. Ponteland is well placed for Newcastle International Airport and within excellent commuting distance of Newcastle upon Tyne.

Entrance Hall 5'2" x 3'11" (1.581 x 1.201)

Cloaks WC 5'6" x 2'11" (1.695 x 0.902)

Living Room 14'11" x 10'11" (4.562 x 3.334)

Kitchen/Dining Room 13'8" x 11'5" (4.185 x 3.498)

First Floor Landing

Bedroom 1 16'2" x 10'6" (4.933 x 3.202)

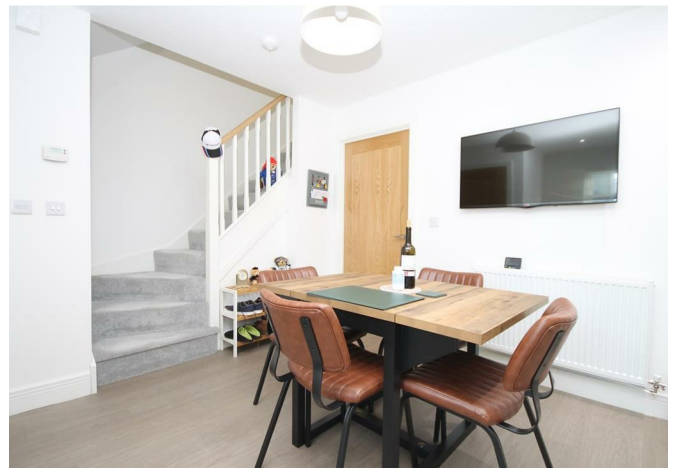
En-suite Shower Room WC

Bedroom 2 12'9" x 8'2" (3.899 x 2.510)

Bedroom 3 11'11" x 8'3" widening to 10'3" (3.649 x 2.523 widening to 3.139)

Family Bathroom WC 1.927 x 1.921 (0.30m.282.55m x 0.30m.280.72m)

Garage 19'7" x 10'1" (5.99 x 3.08)





Energy Performance: Current B Potential A

Council Tax Band: D

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.