



- Detached House
- Lounge
- Family Bathroom WC
- Council Tax Band F / EPC Rating C

- 4 Bedrooms
- Open Plan Kitchen/Dining/Family Room
- Cloakroom WC

- Two En-suite Shower Rooms
- Utility Room
- Garage

A fabulous opportunity to purchase a well presented, 4 bedroom detached family home, in an excellent location within this sought after development. The welcoming Reception Hall has a Cloakroom/WC, built in storage cupboard and staircase to the first floor. The Lounge with electric fire, has a front facing box bay window. A magnificent open plan Kitchen/Dining and Family living area is to the rear, with two sets of double doors to rear garden. The Kitchen is fitted with a superb range of modern, wall and base units with sink unit, two electric ovens, microwave, gas hob with extractor over, dishwasher and fridge freezer. The Utility Room is also fitted with cupboard units, sink unit, plumbing for a washer and door to the integral garage with electric access door and EV charging point. Stairs to the First Floor Landing with loft access hatch. A generously sized main bedroom suite features a fitted dressing area and en-suite with shower enclosure, wall mounted wash basin and WC with concealed cistern. Bedroom 2, also with fitted wardrobes and en-suite shower room. Bedrooms 3 is to the front and has built in wardrobes and Bedroom 4, also a double is to the rear. The Family Bathroom is well equipped with bath, shower enclosure, wash basin and wc with concealed cistern. The Garage is integral with up and over access door and gas central heating boiler.

Externally, to the Front is a double width driveway to the integral Garage, The front is lawn with side gate to the Landscaped Rear garden with patio area, lawn and timber decking with pergola.

Medburn is a semi-rural location 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

Cloakroom WC

Lounge 17'11 x 12'2 (5.46m x 3.71m)

Kitchen & Dining Area 24'6 x 10'1 (7.47m x 3.07m)

Utility Room 5'8 x 5'3 (1.73m x 1.60m)

Family Room 11'4 x 10'4 (3.45m x 3.15m)

Garage

First Floor Landing

Bedroom 1 13'3 x 12'2 (4.04m x 3.71m)

Dressing Area

En-suite Shower WC

Bedroom 2 12'4" x 10'5" plus wardrobe area (3.76m x 3.20m plus wardrobe area)

En-suite Shower WC

Family Bathroom WC





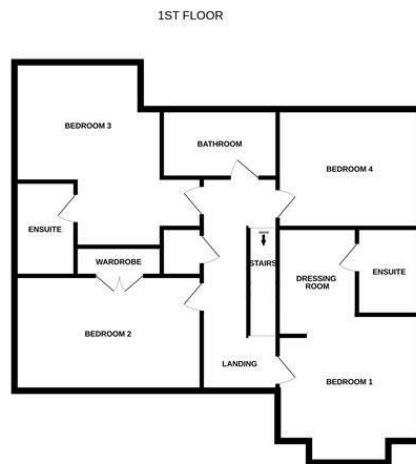
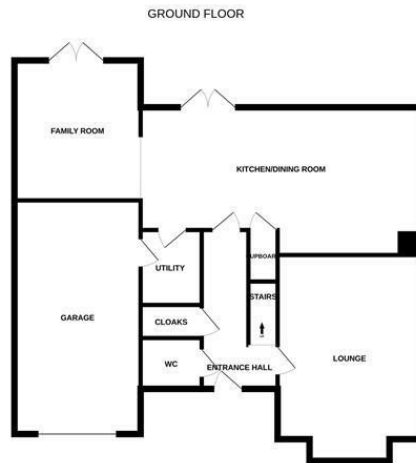
Energy Performance: Current C Potential B

Council Tax Band: F

Distance from School:

Distance from Metro:

Distance from Village Centre:



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023



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.