



- 4 Bed Detached House
- Very Well Presented & Appointed
- Family Room with French Doors; Breakfasting Kitchen
- Generous Family Gardens
- Highly Sought After Development
- Lounge with Bay
- En Suite & Family Bathroom
- Completed Circa 3.5 Years - NHBC Remaining
- Separate Dining Room
- Double Garage

An excellent opportunity to purchase a superbly presented and appointed 4 bedroomed detached house, in a fabulous location, within this highly sought after development. Completed around 3.5 years ago and with NHBC Guarantee remaining, there is Amtico flooring to the majority of the ground floor. The Reception Hall has a Cloakroom/WC with low level wc, wash basin and large mirror. The Lounge has a bay to the front and there is a separate Dining Room. The Breakfasting Kitchen is fully fitted with a range of wall and base units with sink unit, split level double oven, 4 ring gas hob with extractor over, integral fridge, freezer and dishwasher with matching doors, shelved display recess and is open to the Family Room, with French doors to the rear garden. The Utility Room has a sink unit and central heating boiler. Stairs lead from the hall to the First Floor Landing, with access to the loft and cupboard housing the pressurised hot water system. Bedroom 1 is to the front and has a range of built in wardrobes and an En Suite Shower/WC, with wc with concealed cistern, wall mounted wash basin with large mirror over, shower cubicle with rainhead and hand held showers and recessed shelving. Bedroom 2, to the rear and Bedroom 3, to the front with fitted wardrobes, share a Jack 'n' Jill Shower/WC, with wc with concealed cistern, wall mounted wash basin with mirror over and double shower cubicle with rainhead and hand held showers. Bedroom 4 is to the rear, The family Bathroom has a wc with concealed cistern, wall mounted wash basin and panelled bath with large mirror over. There is also a Double Garage with twin up and over doors.

Externally, the Front Garden is lawned with a range of shrubs and block paved driveway to the garage. The generous Rear Garden is ideal for family use with a patio, cold water tap, lawn and shed.

Medburn is a hamlet close to Ponteland and Darras Hall, with excellent amenities and is ideal for access to the airport, city and surrounding countryside.

Reception Hall 14'0 x 7'0 (4.27m x 2.13m)

Cloakroom/WC 5'6 x 4'5 (1.68m x 1.35m)

Lounge 12'0 x 17'9 (into bay) (3.66m x 5.41m (into bay))

Dining Room 12'0 x 10'8 (3.66m x 3.25m)

Breakfasting Kitchen 16'2 x 9'0 (4.93m x 2.74m)

Family Room 11'10 x 10'10 (3.61m x 3.30m)

Utility Room 6'2 x 4'6 (1.88m x 1.37m)

First Floor Landing

Bedroom 1 12'3 x 10'9 (3.73m x 3.28m)

En Suite Shower/WC 8'0 x 6'6 (2.44m x 1.98m)

Bedroom 2 15'0 x 8'9 (4.57m x 2.67m)

Jack 'n' Jill Shower/WC 8'6 x 4'6 (2.59m x 1.37m)

Bedroom 3 11'0 x 10'9 (3.35m x 3.28m)

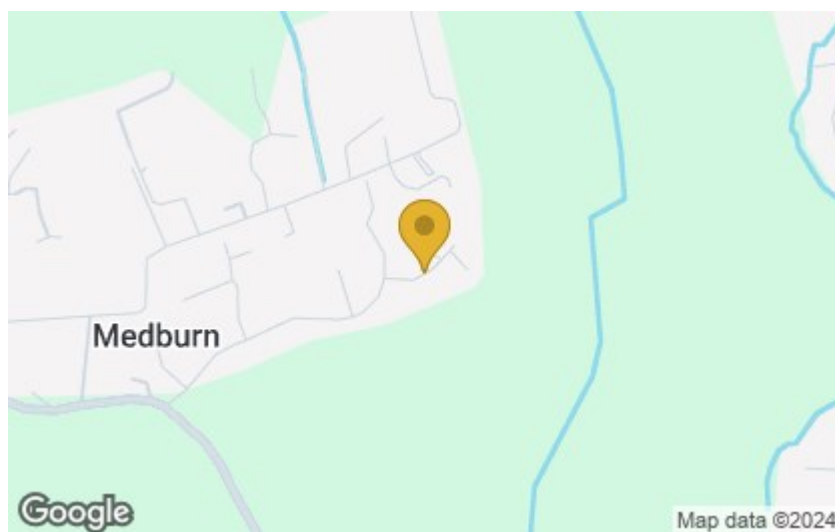
Bedroom 4 9'8 x 8'8 (2.95m x 2.64m)

Bathroom/WC 7'6 x 5'9 (2.29m x 1.75m)

Double Garage 21'8 x 20'6 (6.60m x 6.25m)

2023 WINNER **ESTAS** ★★★★★

Verified reviews from homemovers



Energy Performance: Current Potential

Council Tax Band: F

Distance from School:

Distance from Metro:

Distance from Village Centre:

All distances are approximate

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.