



- Cul de Sac Location, Ideal for Families
- Open Plan Kitchen/Dining and Family Room
- Utility Room
- Council Tax Band F / EPC Rating C
- 4 Double Bedrooms
- Living Room
- Cloaks WC
- 2 En suite Shower Rooms
- Family Bathroom
- 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 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, double electric oven, 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. Stairs lead 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, is to the rear with an en-suite shower room. Bedrooms 3 is to the front and Bedroom 4 currently a study is 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 garden has a lawn and the Rear garden with patio area, lawn with plants and shrubs to borders.

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.

Entrance Hall

Cloaks WC

Living Room 17'10 x 12'2 (5.44m x 3.71m)

Kitchen/Dining Area 24'6 x 10'0 (7.47m x 3.05m)

Family Room 11'3 x 10'4 (3.43m x 3.15m)

Utility Room 5'8 x 5'2 (1.73m x 1.57m)

Garage

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

Dressing area

En Suite Shower Room

Bedroom 2 12'4 x 10'5 (3.76m x 3.18m)

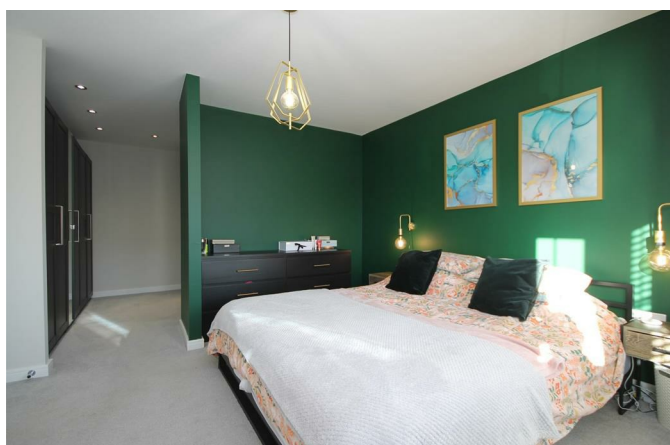
En Suite Shower Room

Bedroom 3 15'1 x 9'8 (4.60m x 2.95m)

Bedroom 4 12'5 x 9'9 (3.78m x 2.97m)

Family Bathroom





Northumberland County Council: 03456006400

Energy Performance: Current C. Potential B

Council Tax Band: F

Distance from Darras Hall Primary School: 1.3miles

Distance from Ponteland High School: 2.3miles

Distance from Ponteland Village Centre: 3.8miles

Newcastle city centre & Railway station: 11.1miles

Newcastle International Airport & Metro stop: 4.7miles.



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.