



- 4 Bedroom House
- Breakfasting Kitchen
- En-suite Shower Room
- Council Tax Band G / EPC Rating C

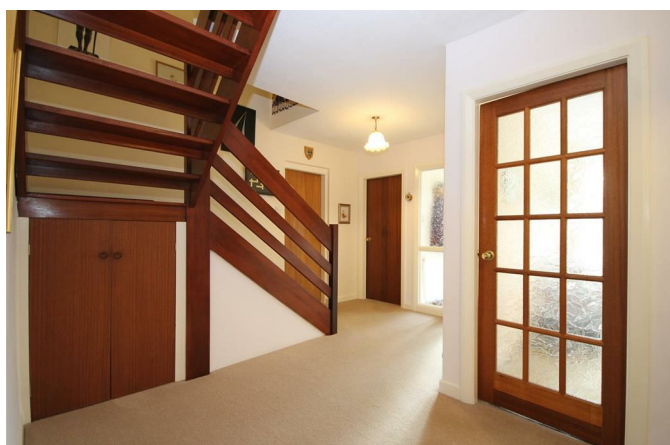
- Around 0.5 acres
- Study
- Family Bathroom

- Lounge / Dining Room
- Utility Room/Cloaks WC
- Garage

This spacious four bedroom detached family house occupies a superb garden plot, with the River Pont running through the beautiful rear garden. This property also benefits from solar roof panels, battery and EV charger. The Reception Hall has a Cloakroom/WC, fitted with a wc and pedestal wash hand basin. Positioned to the front is a good sized Study with fitted units. The focal points of the Lounge are the vaulted ceiling and a real flame gas fire within a feature stone surround. The Lounge opens to the Dining Room, with sliding patio doors to the rear garden. Also, sliding doors lead from the lounge to the Conservatory. The Breakfasting Kitchen is fitted with a good range of wall and base units with electric oven, electric hob with extractor over, and integral dishwasher. The Utility Room has a sink unit, plumbing for a washer, central heating boiler and door to Garage with electric door. Stairs lead from the hall to the First Floor Landing, with access to the loft and bedrooms. Bedroom 1 has fitted wardrobes and door to an En suite shower room, with wet room style shower, wc, wash basin with vanity unit. Bedroom 2 has sliding door wardrobes. To the rear are both Bedrooms 3 and 4 enjoying wonderful views over gardens and countryside. The Family Bathroom/WC is fitted with a 4 piece suite comprising, a wc, vanity unit with wash basin, paneled bath and corner shower enclosure. The Double Garage has an electric door and an EV charger.

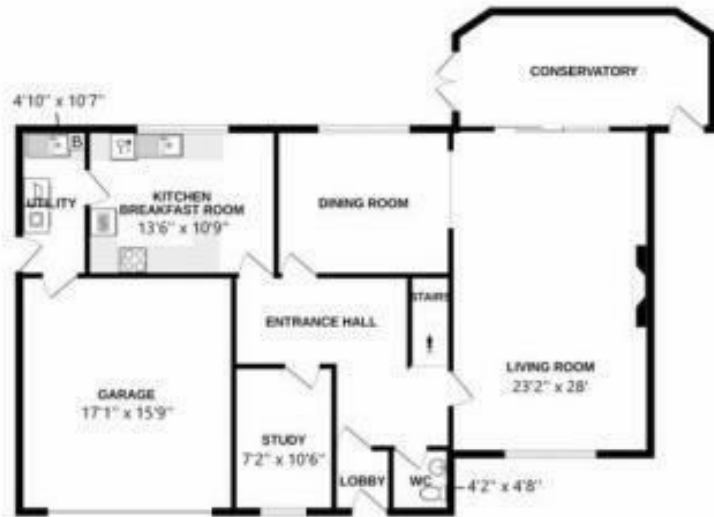
Externally, the Front Garden is lawned with a collection of trees and shrubs and a driveway to the Garage. The fabulous Rear Garden has a patio with lawn leading down to the river. A Bridge leads over the river to a further lawn, with mature boundary hedge, plants and shrubs.





Northumberland County Council: 03456006400
 Energy Performance: Current C. Potential B Council Tax Band: G
 Distance from Darras Hall Primary School: 0.5miles
 Distance from Ponteland High School: 1.15miles
 Distance from Ponteland Village centre: 2miles
 Newcastle International Airport & Metro stop: 2.6miles
 Newcastle city centre & Railway station: 10.2miles

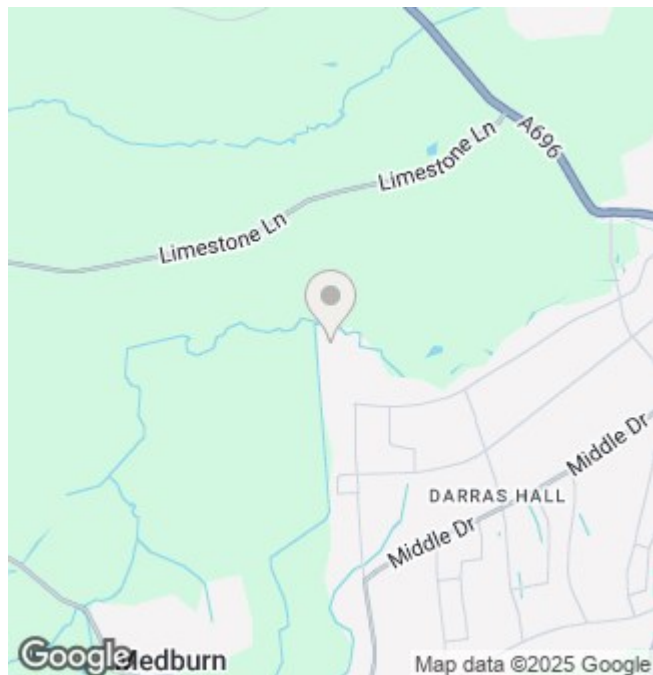
GROUND FLOOR



FIRST FLOOR



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 Metaplan 12/2009.



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.