



- 5 Bedroom Detached House
- Living/Family Room
- En-suite and walk in wardrobe
- Council Tax Band F / EPC Rating D

- Immaculately Presented
- Kitchen/Dining Room
- Family Shower Room

- Sitting Room
- Utility & Cloaks WC
- Garage

A rare opportunity to purchase a spacious, well appointed and presented 5 bedroom detached house, in an excellent location within the sought after village of Ponteland. Extensively updated and modernised by the current owners, the accommodation comprises of Entrance porch, with coat cupboard opening to the reception hall with Cloakroom/WC and stairs to the first floor. The Sitting Room is situated to the front with arch doors and alcove shelving. To the rear is the magnificent Kitchen/Dining Room fitted with a range of base and wall units and a range of appliances. The dining area has double doors opening to the garden and leads through to the Family/Sitting Room also with double doors to the garden. From the kitchen is a large Utility Room fitted with a good range of units, sink unit, plumbing for a washer and door to the garden. Stairs lead from the hall to the First Floor Landing, with linen cupboard. Bedroom 1 is a superb room with with a walk in wardrobe and a Luxurious En Suite Shower room equipped with a wash basin with drawer storage, walk in shower enclosure and wc with concealed cistern. Bedroom 2 is a spacious double to the front with built in wardrobes, Bedroom 3 is to the rear, Bedroom 4 is currently used as a study and to the front. Bedroom 5 is to the rear with fitted wardrobes and currently used as a gym. The Family Shower room fitted with a walk in shower enclosure and a wash basin set into a vanity unit with drawer storage. The Garage is integral and has a roller access door.

Externally, to the Front is a spacious driveway with parking for 4 cars. The fabulous South/West facing Rear Garden is beautifully landscaped with raised lawn, decked terrace, seating area with pergola, and a range of plants and shrubs to the borders.

Ridgely Close is just off Cheviot View, ideal for access to the local amenities of Ponteland, such as schools, shops, pubs, restaurants and leisure facilities.







Energy Performance: Current D Potential B

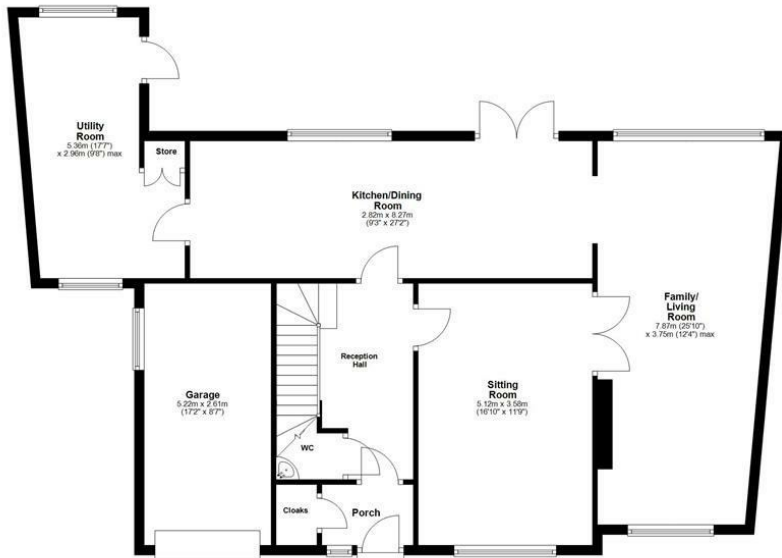
Council Tax Band: F

Distance from School:

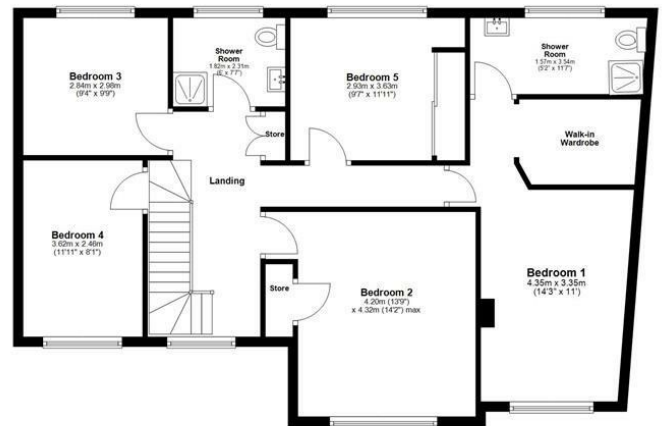
Distance from Metro:

Distance from Village Centre:

**Ground Floor**  
Approx. 114.9 sq. metres (1237.3 sq. feet)



**First Floor**  
Approx. 92.3 sq. metres (993.7 sq. feet)



Total area: approx. 207.3 sq. metres (2230.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. The Plan is for illustrative purposes only. Version 1

Plan produced using PlanUp.



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.