

4



2



2

- 4 Bedrooms
- Living Room
- Cloaks WC
- Council Tax Band C / EPC Rating D

- Immaculately Presented
- Utility Room
- Garage

- Open Plan Kitchen/Dining/Sitting Room
- Shower Room & Bathroom
- Great Location

A very well presented 4 bedroom semi detached, dormer bungalow within an excellent location in the sought after village of Ponteland. The property has been extensively updated and extended by the current owners and offers modern and versatile family living. The Entrance Porch leads a welcoming reception hall. To the front is a good size Ground Floor Bedroom currently used as a Family Room and a Ground Floor Shower room/WC. To the rear is the magnificent open plan Kitchen/Dining/Sitting Room. The Kitchen features high quality units with solid worktops, sink unit and a range style oven. Integrated appliances include a dishwasher and fridge freezer. The Kitchen opens to a dining area with doors to the rear garden. The sitting area features a lantern style roof and a door to the Utility room. From the reception hall is a lovely dual aspect Living Room with panoramic style fire and stairs to the first floor. Bedroom 1 is very spacious and has built in storage cupboards. There are two further bedrooms, a modern bathroom with freestanding bath, shower enclosure, wash basin and a separate WC.

Externally, to the front is a driveway to the garage with mature hedge to front. The wonderful rear garden features large patio area and lawn.

This property is ideally located for amenities including schools for all ages, along with a good choice of pubs, restaurants, shops and leisure facilities. There are excellent road and public transport links to Newcastle International Airport and into the city.



**Please see Floor Plan on Page 4 for room sizes.*





Energy Performance: Current D Potential C

Council Tax Band: C

Distance from School:

Distance from Metro:

Distance from Village Centre:

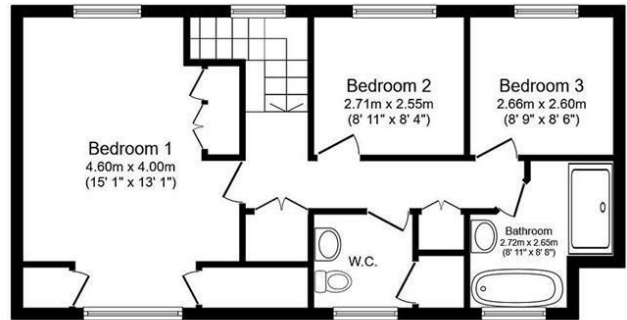
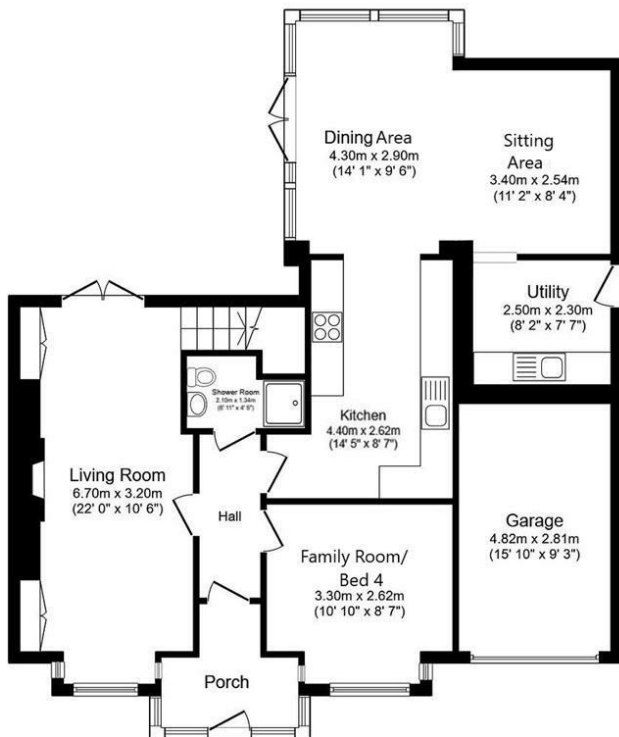
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**2024
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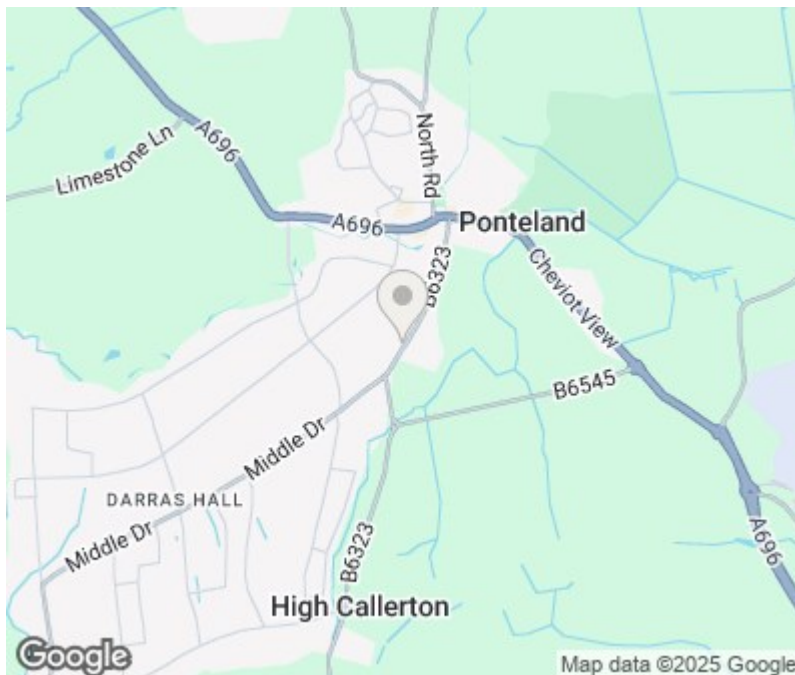
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Total floor area: 160.5 sq.m. (1,728 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



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