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- Very Well Presented
- Open Plan Kitchen / Dining / Living
- Garage with Utility Area
- Council Tax Band E / EPC Rating D

- 3 Bedroom Semi Detached House
- Living Room
- Double Driveway

- Wonderful View to the Rear
- Modern Bathroom
- Viewing Essential



A very well presented and extended 3 bedroom semi detached house, conveniently situated for village amenities and with a wonderful view over countryside. This lovely property has been extensively updated and modernised by the current owners. The accommodation comprises to the ground floor; A welcoming Reception Hall with stairs to the first floor landing. The spacious Living Room is positioned to the front with a contemporary style panoramic fire. To the rear is a magnificent open plan Kitchen/Dining/Living Room. The Kitchen/Dining area is fitted with a range of modern wall and base units with contrasting wood worktops and inset sink unit. Appliances include, Electric oven, microwave, dishwasher, fridge and freezer. There is also a breakfast bar and and space for a dining table. From he kitchen is the Living area with double doors to the garden. A door leads to the Garage with utility area, combination boiler and door to garden. Stairs lead from the hall to the First Floor Landing with access to the loft. Bedroom 1 has a good range of fitted wardrobes and is to the front. Bedroom 2 also has fitted wardrobes and enjoys a lovely aspect over countryside to the rear. Bedroom 3 has a fitted wardrobe and is to the front. The modern Style Bathroom/WC is fitted with a low level wc, wash basin with storage and a shower bath with folding screen.

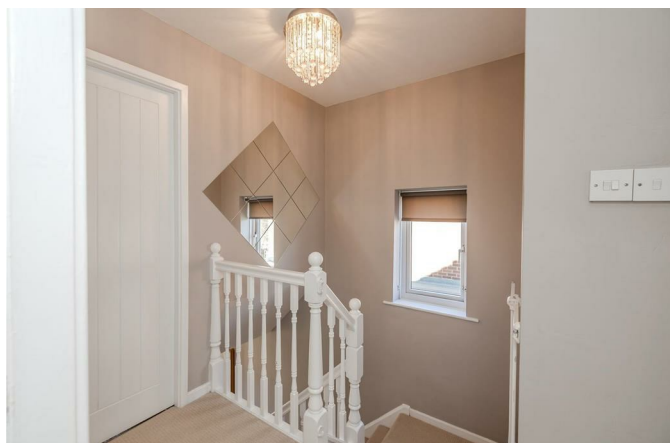
Externally, the Front Garden has a lawn with a double driveway to the garage. There is a pleasant Rear Garden, with lawn, raised patio, seating area with pergola and a gate giving access to a path along by the River Pont.

Pont View is a pleasant cul-de-sac, conveniently situated off North Road and well placed for a wide range of amenities including schools for all ages, excellent choice of shops, range of renowned pubs and restaurants and a variety of sporting and leisure facilities. Ponteland is well placed for Newcastle International Airport and within excellent commuting distance of Newcastle upon

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







Energy Performance: Current D

Council Tax Band: E

Northumberland County Council: 03456006400

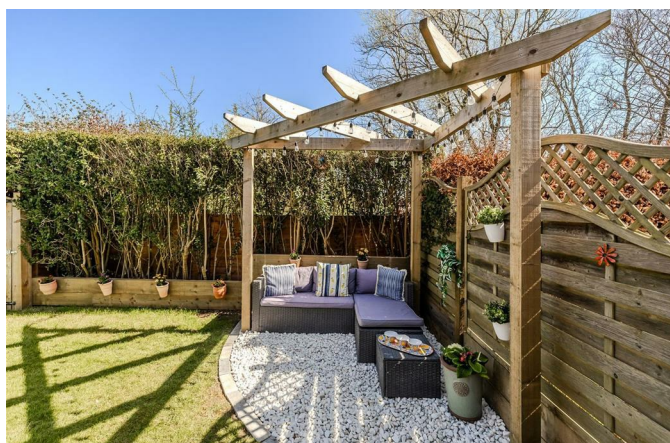
Richard Coates Church of England Primary school: 0.3miles

Ponteland Primary and High school: 0.6miles

Newcastle International airport & Metro stop: 1.7miles

Newcastle city centre and Railway station: 8.6miles

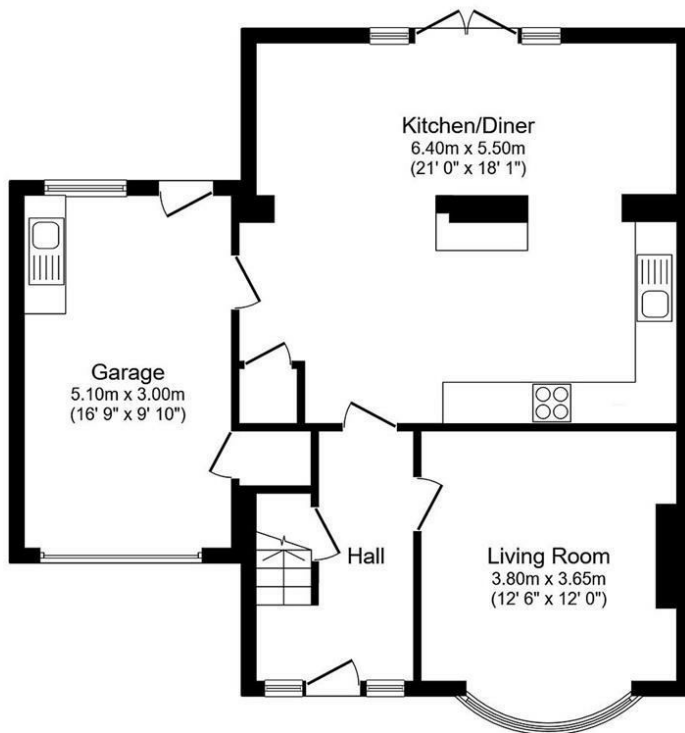
Please note all sizes and distances are approximate.



**2024  
WINNERS**

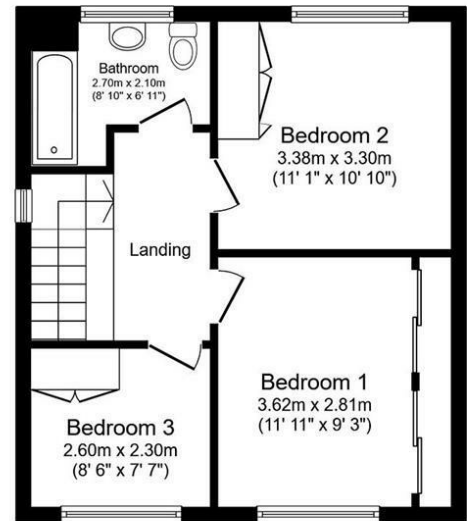
**ESTAS**

*Verified reviews from our clients*



Ground Floor

Floor area 74.2 sq.m. (799 sq.ft.)

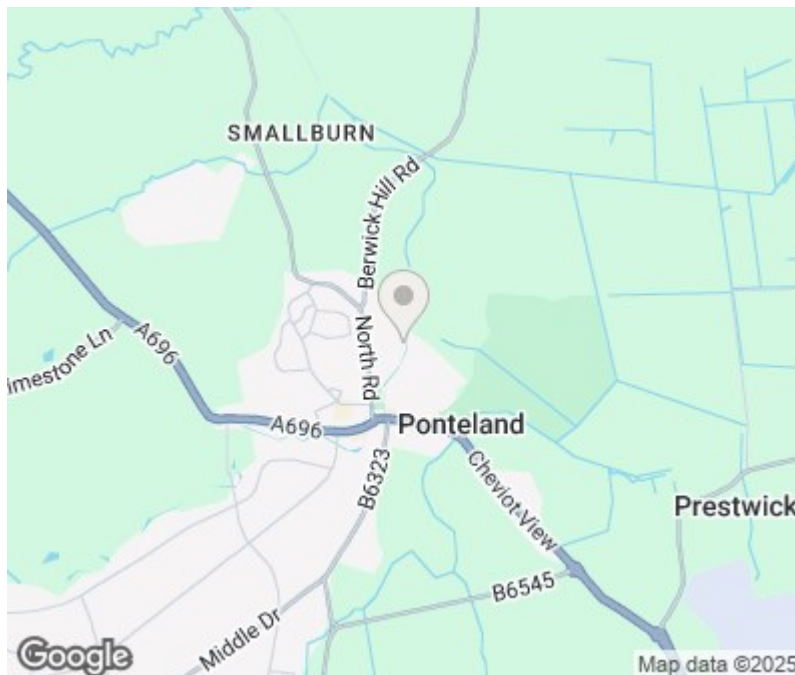


First Floor

Floor area 42.7 sq.m. (459 sq.ft.)

Total floor area: 116.9 sq.m. (1,258 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).



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.