



2



1



2

- Semi Detached Bungalow
- Kitchen
- Bathroom

- 2 Bedrooms
- Dining Room
- Garage

- Around 0.5 acre Plot
- Living Room

A rare opportunity to purchase a 2 bedroom, semi detached bungalow, on a fabulous plot extending to around 0.5 acres. Superbly situated in the hamlet of Smallburn on the outskirts of Ponteland. The spacious and welcoming reception hall has built in cloaks storage cupboards. Bedroom two is a double and positioned to the front. The Dining room opens to the Kitchen and is fitted with a range of units, sink unit and space for electric cooker. The magnificent Lounge is to the rear, with feature beamed ceiling, recessed fireplace and two large windows, one having door access to the garden. Bedroom 1 is a spacious double to the rear with fitted wardrobes and door to a well appointed Bathroom/WC with wc, vanity unit with wash, bath and walk in shower enclosure. From the Kitchen door to the Garage with up and over access door, wall mounted boiler and door to the rear garden.

The property stands in a substantial plot with large rear garden backing on to fields, gravel patio, planted borders, summer house and garden shed. To the front is a shared access road leading to a private drive and provides parking at the front.

Smallburn is a rural area, just to the North of the village of Ponteland, a sought after area with excellent amenities including schools for all ages, shops including Waitrose, pubs, restaurants, sports and leisure facilities. The property is well placed for Newcastle International Airport and for commuting into the city



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





Energy Performance: Current D Potential B

Council Tax Band:

Distance from School:

Distance from Metro:

Distance from Village Centre:

Please note all sizes and distances are approximate.

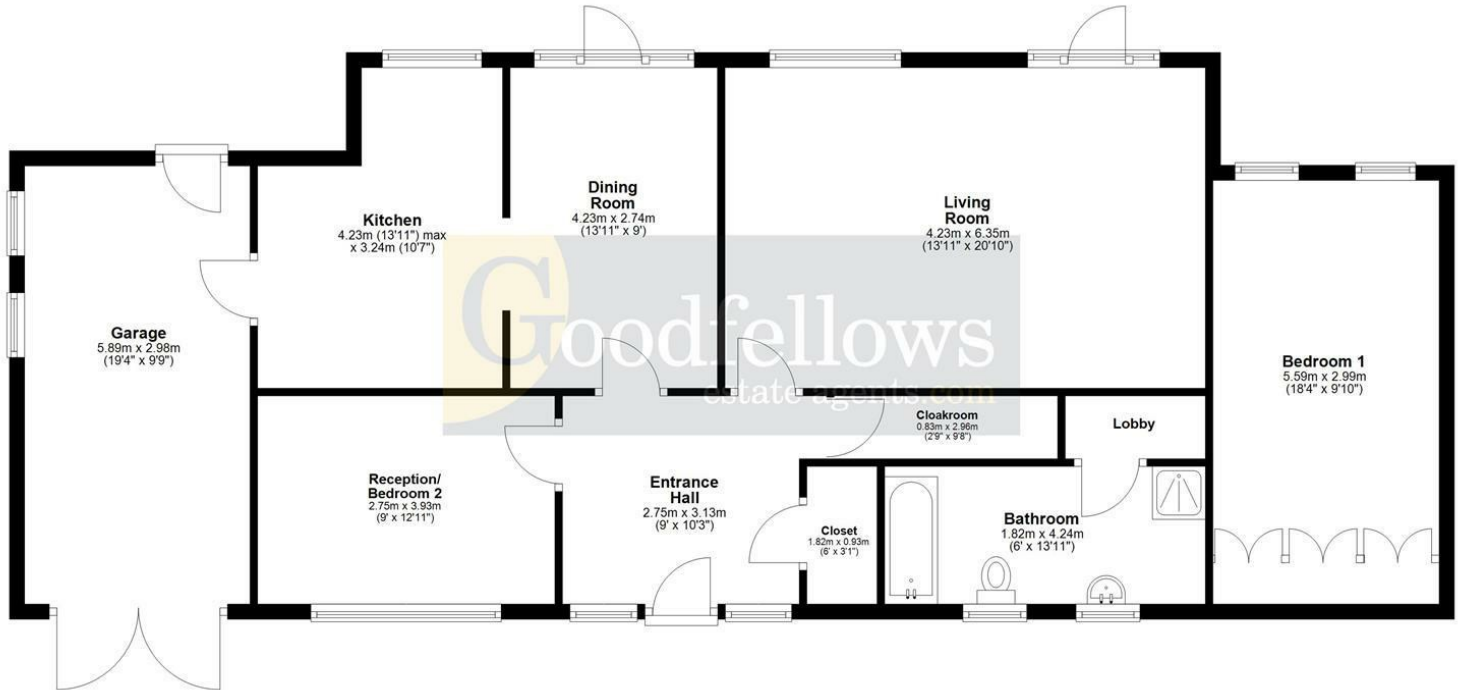


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Ground Floor



Total area: approx. 122.0 sq. metres (1312.9 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 mis-statement. The Plan is for illustrative purposes only. Version 1

Plan produced using PlanUp.



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