



- AVAILABLE NOW
- Open Plan Kitchen/Dining/Sitting
- Garage/storage
- Council Tax Band E / EPC Rating B

- 3 Bedrooms
- Lounge
- Bathroom

- En-suite Shower Room
- Playroom
- Cloaks WC

An immaculately presented and recently constructed, 3 bedroom detached house, located within this sought after development. The Entrance lobby opens to the Lounge with window to the front and double doors to the inner hall with stairs to the first floor and Cloakroom/WC fitted with wc with concealed cistern and pedestal wash basin. From the hall, door to the Playroom and with door to garage storage. The Kitchen/Dining/Sitting Room is to the rear and fitted with a good range of wall and base units, sink unit, electric oven, gas hob with extractor over, integral fridge, freezer and dishwasher with matching doors. The utility room has washing machine and door to the outside. Stairs lead to the First Floor Landing. The main bedroom has double doors to front with fitted wardrobes and an En Suite Shower/WC with wc, with concealed cistern, wash basin and shower enclosure with mains shower. Two further bedrooms, both doubles are to the rear. The Bathroom/WC is fitted with a low level wc, bath and pedestal wash basin.

The Front Garden has lawn and driveway to Garage. The Rear Garden has a patio, lawn and is enclosed by a fence with gate access

This new development with good access to Ponteland's wide range of facilities, including schools for all ages, good choice of shops including Waitrose, excellent variety of pubs and restaurants and a number of sporting and leisure facilities. Ponteland is well placed for Newcastle International Airport and within excellent commuting distance of Newcastle upon Tyne.



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





Energy Performance: Current B Potential A

Council Tax Band:

Distance from School:

Distance from Metro:

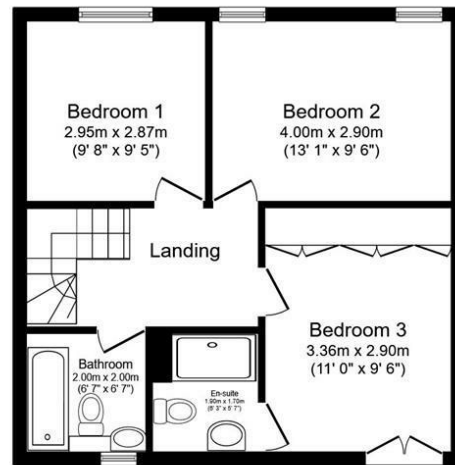
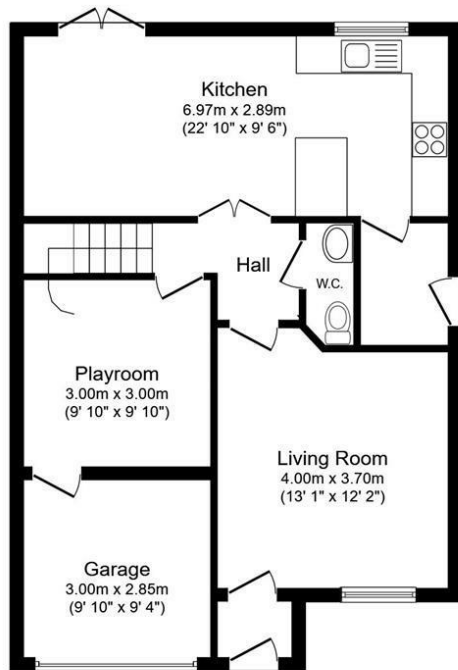
Distance from Village Centre:

Please note all sizes and distances are approximate.

**2024
WINNERS**

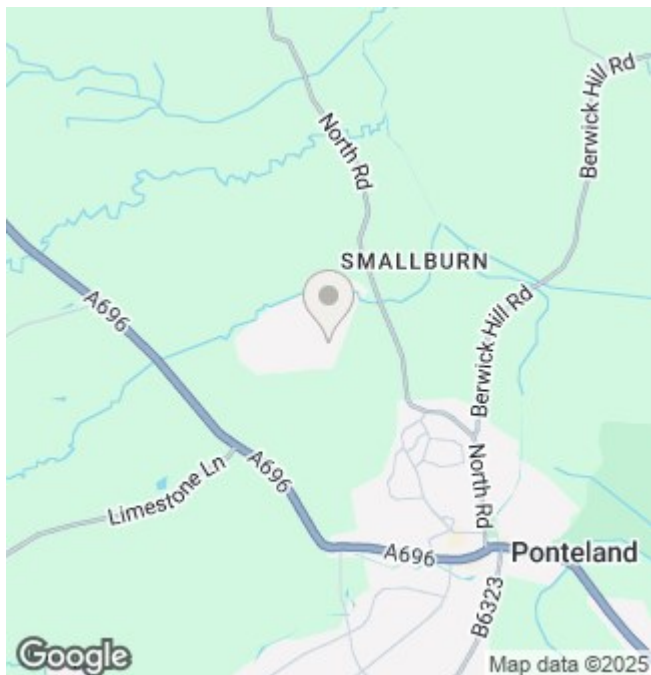
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TOTAL: 114.6 m² (1,234 sq.ft.)

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.