



14 Peel House

Main Street, Ponteland



SANDERSON
YOUNG





14 Peel House
Main Street, Ponteland, NE20 9NN

Immaculately Presented Duplex Apartment Boasting over 1600 Sq ft of Internal Living Space. Situated within a Prestigious & Desirable Development within the Heart of Ponteland Village, Enjoying Well Maintained Communal Gardens, Allocated Parking Space & No Onward Chain!

This delightful, three bedroom duplex apartment is ideally positioned to the first and second floors of Peel House, Ponteland. Peel House, which was converted back in 2013 by Bellway Homes, provides an excellent location and offers some of the finest apartments within the locality.

14 Peel House is a beautifully presented and spacious 3 bedroom duplex apartment, and was a stylish conversion from the original Vicarage. The development offers direct access into Ponteland Village with its shops, cafes and restaurants. Excellent local transport links are also situated close by offering excellent links into Newcastle City Centre, Newcastle Airport and throughout the region.

Price Guide:

Offers Over £485,000

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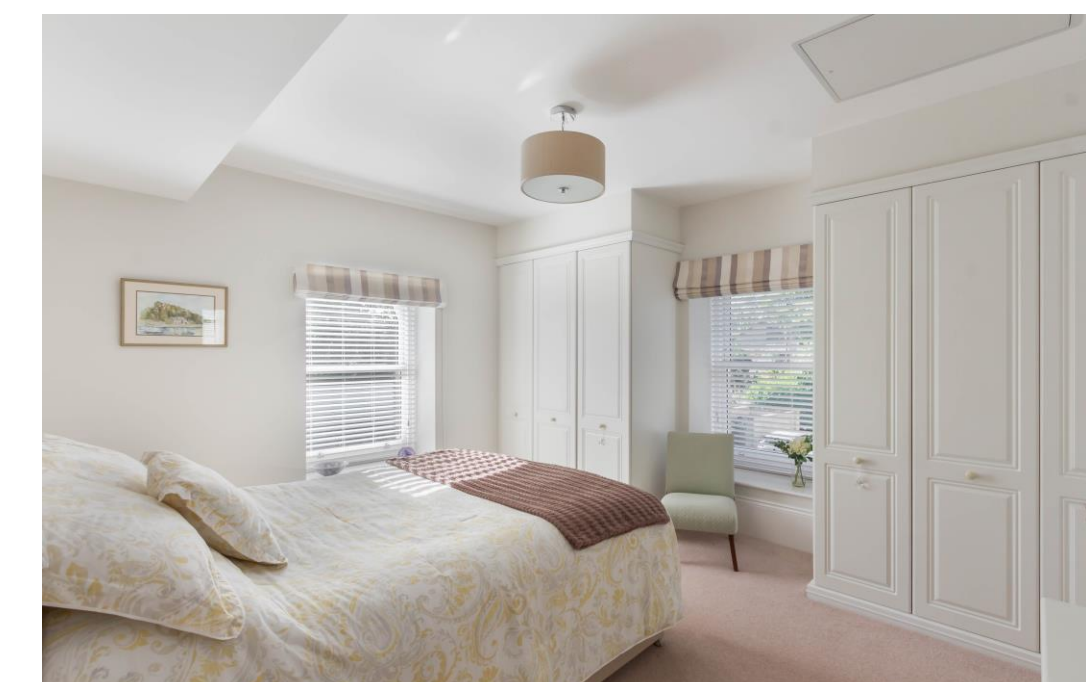
The apartment itself enjoys well-proportioned and versatile accommodation that is placed over two stories with an excellent finish and specification throughout. The apartment is finished to an exceptionally high standard, with oak internal doors, quality flooring and carpets, fabulous bathrooms and a lovely refitted Alexander Carrick kitchen.

The internal accommodation comprises: Communal entrance hall with secure entry phone system and return staircase leading to the first floor | Private entrance hallway with store cupboard and staircase leading to the second floor landing | Light and airy sitting room with dual aspect windows & feature fireplace | Beautiful refitted kitchen/breakfast room which has been installed by Alexander Carrick of Corbridge to a very high standard with bespoke cabinetry, central island with breakfast bar, stone worktops and integrated appliances | The kitchen is open to the dining room which in turn offers a separate door leading back to the main hallway and offers a fitted side unit by Alexander Carrick.

The hallway then leads to two, good sized double bedrooms | Bedroom one is laid out as a principal suite with access to a walk-in wardrobe and ensuite shower room with four piece suite | Bedroom two, again is another double bedroom and offers bespoke fitted wardrobes and dual aspect windows | Family bathroom with four piece suite | The entrance hall is also open to an excellent study space which also offers fitted cabinetry.

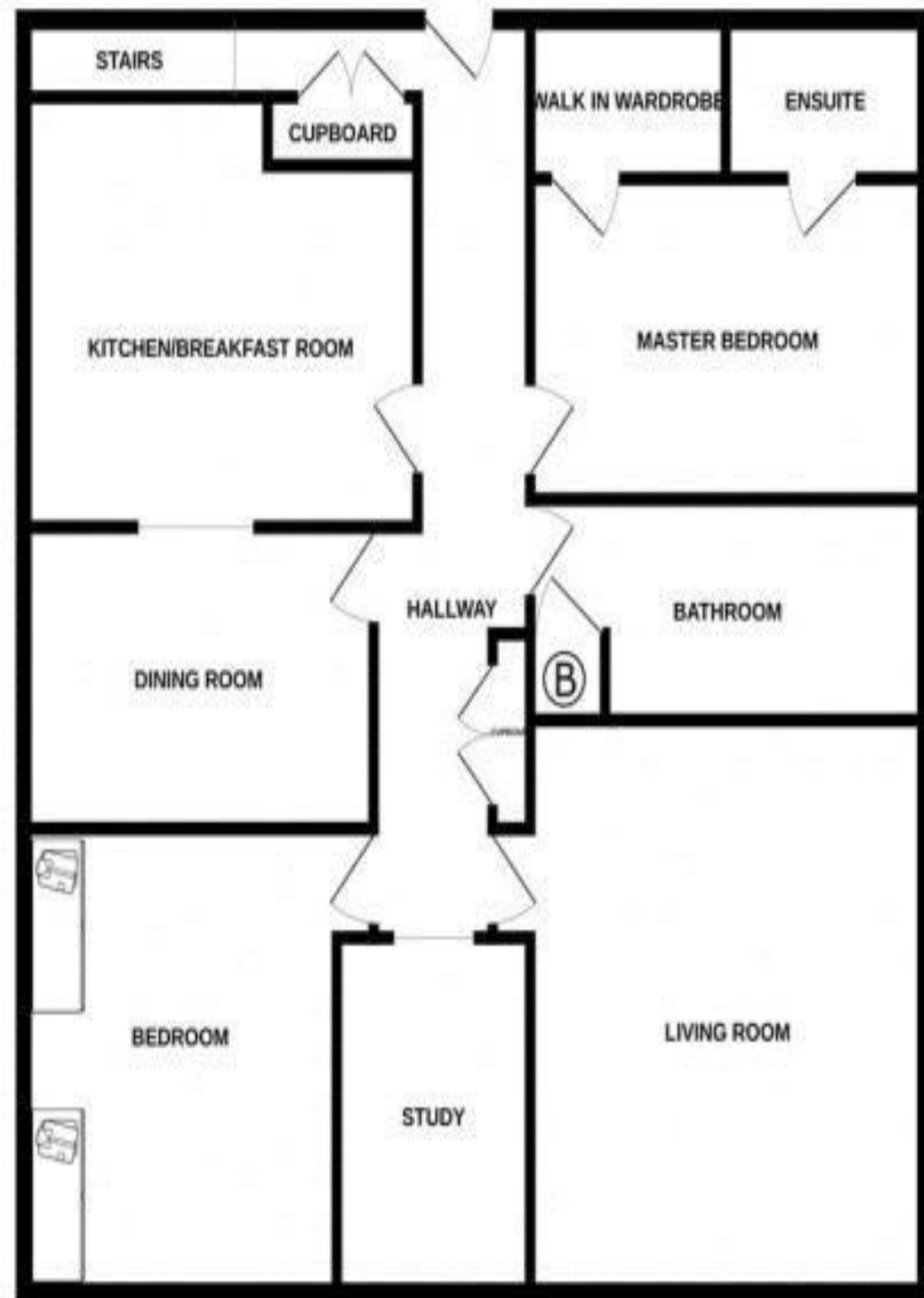


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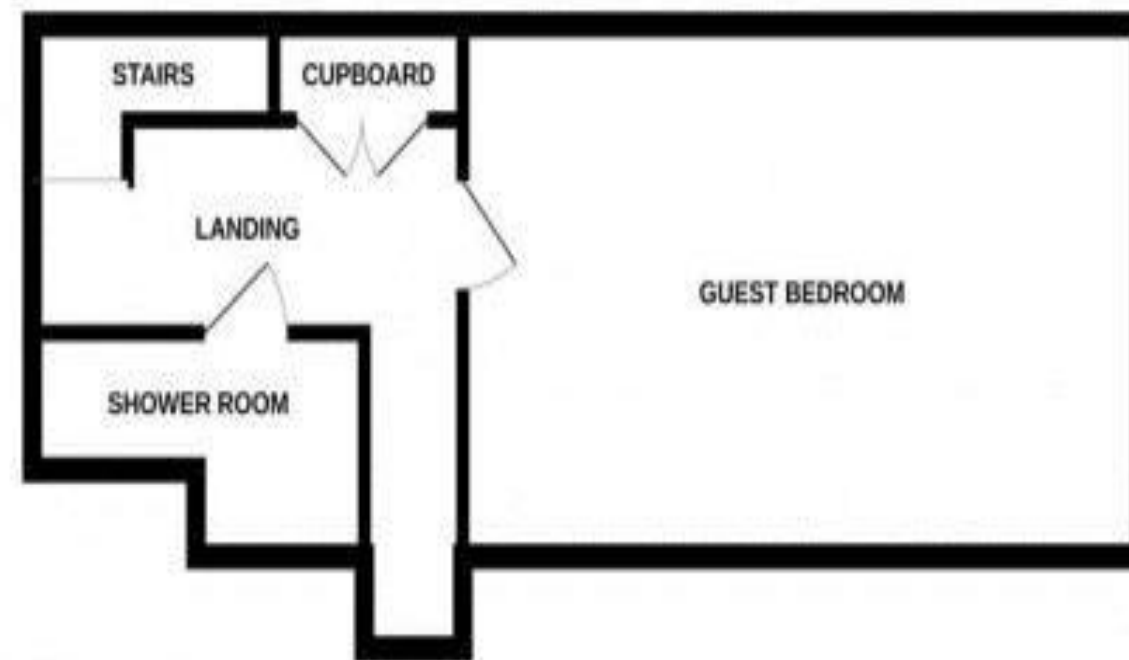




GROUND FLOOR



1ST FLOOR



The stairs then lead up to the second floor landing with store cupboard which in turn leads to a substantial third bedroom/guest room which could easily offer a third reception room should it be desired. The second floor offers an excellent guest suite and is ideal for those with visiting relatives | Shower room with WC.

Externally, the apartment enjoys the use of communal grounds and gardens with an allocated parking space for one vehicle. Well-presented throughout, an internal viewing is deemed essential to fully appreciate the quality of accommodation and space this fantastic modern apartment offers.

Services: Mains Electric, Water, Drainage & Gas Central Heating | Tenure: Leasehold | Lease Remaining: 115 Years | Service Charge: £2,145.12 per annum | Ground Rent: £160 per annum | Council Tax: Band E | Energy Performance Certificate: Rating D

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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