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CHURCH FLATT, PONTELAND, NE20

Asking Price £600,000

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This beautifully presented, four bedroom home is available for sale with no onward chain. The property is located in the sought after 'Eland Haugh' estate and benefits from a generous corner plot, excellent schools, local amenities, shops, leisure facilities, and restaurants nearby.

The property benefits from a welcoming reception hall with ground floor WC, two reception rooms, an impressive breakfasting kitchen, conservatory and a useful utility room. To the first floor is a principal bedroom suite with en-suite shower room, a family bathroom and a further three spacious bedrooms.

Externally there is a mature garden, a sizeable driveway and double garage.

Ponteland benefits from excellent transport links by bus and road, and Newcastle International Airport is a short distance away, which also has a Metro station. EPC rating C - Freehold - Council Tax Band F

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The property benefits from a welcoming reception hall with a stylish, modern ground floor WC. There is a light and airy living room with double doors opening into the dining room, and a wonderful conservatory with views of the garden.

There is an impressive breakfasting kitchen benefitting from ample storage, and a well proportioned utility room with doors to the garden and the double garage.

To the first floor is a principal bedroom suite with an en-suite shower room, a family bathroom and a further three spacious bedrooms.

Externally the property enjoys a substantial corner plot with mature gardens, laid to lawn with planted borders, a patio area, garden shed and a sizeable driveway and double garage.

A viewing is essential to appreciate the size and potential of this magnificent home.



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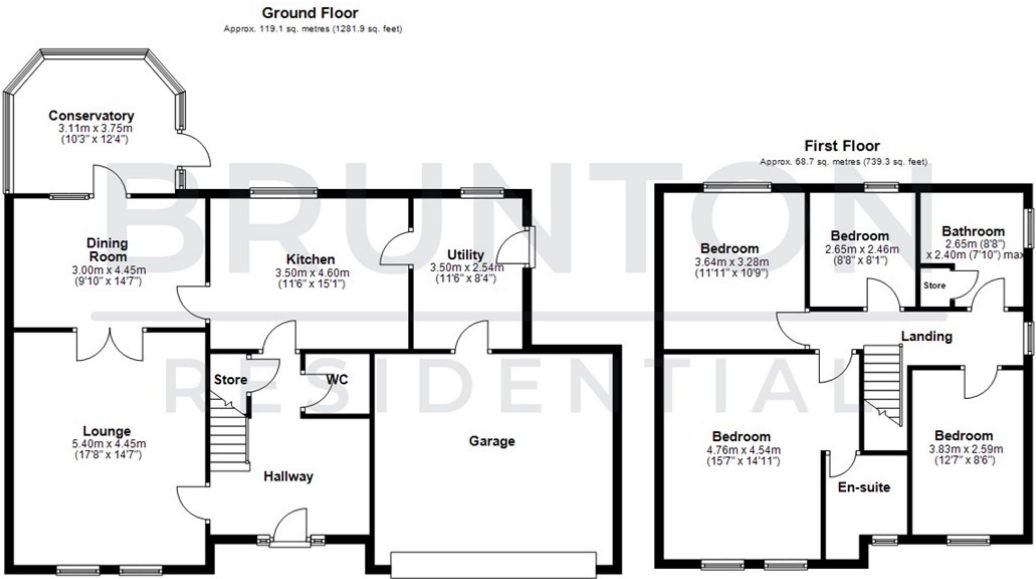
TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : F

EPC RATING : C

F



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 69 | 77 |
| EU Directive 2002/91/EC | | |
| England & Wales | | |

| Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| | | |
| EU Directive 2002/91/EC | | |
| England & Wales | | |