



GUARDIANS COURT, NORTH ROAD, NE20

Offers Over £399,000

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Modern Detached Family Home Situated within Ponteland Village and Boasting an Open Plan Lounge & Dining Space with Kitchen/Breakfast Room, Ground Floor WC, Four Bedrooms, Family Bathroom plus En-Suite Shower Room, Off Street Parking & Detached Double Garage with Lovely West Facing Lawned Rear Gardens!

This great, modern detached family home is ideally located at Guardians Court, Ponteland. Guardians Court, which is situated just off from North Road, is a small development that was constructed by Cussins Homes around 1997, and provides easy access by foot into Ponteland Village, with its excellent array of shops, cafes, restaurants and amenities.

The property is also placed close to outstanding open countryside, providing direct access to wonderful peaceful countryside walks. Freehold - Council Tax Band F - EPC D

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The internal accommodation comprises: Entrance hall with stairs leading to the first floor and ground floor guest WC. To the right hand side of the hallway is a good sized lounge with walk-in bay window and feature fireplace. The lounge is then open to the dining room, which offers French doors leading out onto the rear terrace and gardens. To the rear of the ground floor is a kitchen/breakfast room with integrated appliances and a door leading to the side.

The stairs then give access to the first floor landing, which gives access to four bedrooms. The principal suite is a comfortable double room that leads into an en-suite shower room. There is also a family bathroom with three piece suite.

Externally, the property offers a small, but well maintained front garden with a block paved driveway providing off street parking along with access to a detached garage with up and over door. To the rear is a delightful, west facing lawned garden which is partly walled and partly fenced with paved patio seating area.

Priced to reflect some modernisation, this excellent modern detached family home simply demands an early inspection and viewings are advised.



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : F

EPC RATING : D



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		
England & Wales		
EU Directive 2002/91/EC		

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		
England & Wales		
EU Directive 2002/91/EC		