

BRUNTON

RESIDENTIAL



FIELD VIEW, MEDBURN, NE20

Offers Over £760,000

BRUNTON

RESIDENTIAL





BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL



Stylish & Immaculately Presented Detached Family Home Boasting a Generous 28ft Lounge plus Home Office/Snug, Superb Open Plan Kitchen/Diner with Utility Room, Four Bedrooms Including a Great Principal Suite, Family Bathroom and Two En-Suites, Large Double Garage with Off Street Parking & Extensive Lawned Rear Gardens.

This excellent, modern, detached family home is ideally situated at the desirable Field View, Medburn. Field View, which is a prestigious gated development of only 6 detached homes, is perfectly located within the village Medburn, Ponteland. This well presented family home was purchased from new by the current owners and has since been further improved to offer a modern and luxury standard of living within a desirable and semi-rural location.

Medburn, which is a small rural village, is perfectly positioned for easy access into Ponteland village, where there is an excellent range of local amenities including cafes, bars, restaurants and shopping facilities, as well as outstanding local schooling for all ages. Ponteland also provides a Waitrose & Sainsbury's supermarkets, range of sports clubs and leisure centre.

Also located only a short drive way is Newcastle International Airport, the A69, A1 providing excellent links throughout the region. Newcastle City Centre is also placed just 10 miles to the east with further independent schooling available.

BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

The property itself is positioned at the end of The Avenue, and is accessed via secure electronically operated entrance gates with secure entry phone system.

The internal accommodation comprises: Central entrance hall with staircase leading to the first floor. To the left hand side of the entrance hall a door leads into a superb lounge, which measures 28ft in length, with feature fireplace and wood-burning stove, dual aspect windows and bi-folding doors leading out onto the rear terrace and gardens.

The ground floor also leads into a useful home office/study (which could also be used as a snug/playroom). To the very rear of the ground floor a door leads into a great, open plan kitchen/dining space with stylish, modern cabinetry and integrated appliances. The kitchen area also provides a central island with breakfast bar with bi-folding doors from the dining area leading out onto the rear gardens. A door from the rear of the kitchen leads into a useful utility room with a ground floor guest WC and door leading into the double garage.

The stairs then give access to the first floor landing, which in turn leads to four bedrooms. The principal suite is generous in size and enjoys access to a walk-in wardrobe and an en-suite shower room which is fully tiled. Bedroom two is also a comfortable double which offers access to a en-suite shower room, whilst bedrooms three and four share use of the well presented family bathroom with four piece suite.

Externally, the property enjoys an excellent position with open aspect views to both the front and to the rear. The front gardens are laid to lawn with paved patio walk-ways and stocked borders. There is also a large, block paved driveway offering off street parking with access into the large, double garage with electric door, light and power.

The rear gardens are extensive and are laid mostly to lawn, with both fenced and hedged boundaries. The gardens also enjoys a decked seating and entertaining area with composite decking.

Immaculately presented both internally and externally, this excellent, modern detached family home is perfectly positioned and early viewings are deemed essential.



BRUNTON

RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : G

EPC RATING : C



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs		98	Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	