

BRUNTON

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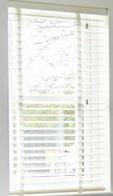


SOMERVILLE ROAD, GREYSTOKE, PONTELAND, NE20

Offers Over £465,000

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Detached Property, Currently Three Bedrooms But Was Previously A Four Bedroom, Easily Converted Back To Four Bedrooms, Luxury Accommodation, Generous Plot

Brunton Residential are delighted to offer this fantastic detached home located on Somerville Road in the Greystoke development on the outskirts of Ponteland. This nearly new home was built by the upmarket developer, Cussins Homes. The property sits on a sizeable plot, it is in excellent condition and has a stunning master suite on the first floor.

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Accommodation briefly comprises of; entrance hallway with tiled floor that runs through the full property. To one side of the hallway is a cozy lounge while the other side accesses a small snug or office space. To the rear of the property there is an impressive family kitchen which runs the width of the property. This area offers plenty of space for food preparation, relaxing and formal & informal dining, it has windows and Bi-fold doors overlooking the rear gardens. The kitchen itself offers a range of wall and floor units with coordinated work surfaces and fitted appliances. A utility room is accessed from the kitchen while a WC is off the hallway.

The first floor provides access to a master bedroom, this room has been adapted to include the bedroom to the rear to make a fantastic suite that runs the length of the property, this adaption could be easily reversed if a fourth bedroom is required. There are two further well sized bedrooms and finally a stylish family bathroom WC.

Externally there is a lawned garden to the front with pathway access to the property. To the side is a large driveway providing off street parking and access to the detached garage.

The rear of the property offers a sizeable garden space with an open aspect, it offers a range of lawned, porcelain tiled and planted areas with fenced boundaries.



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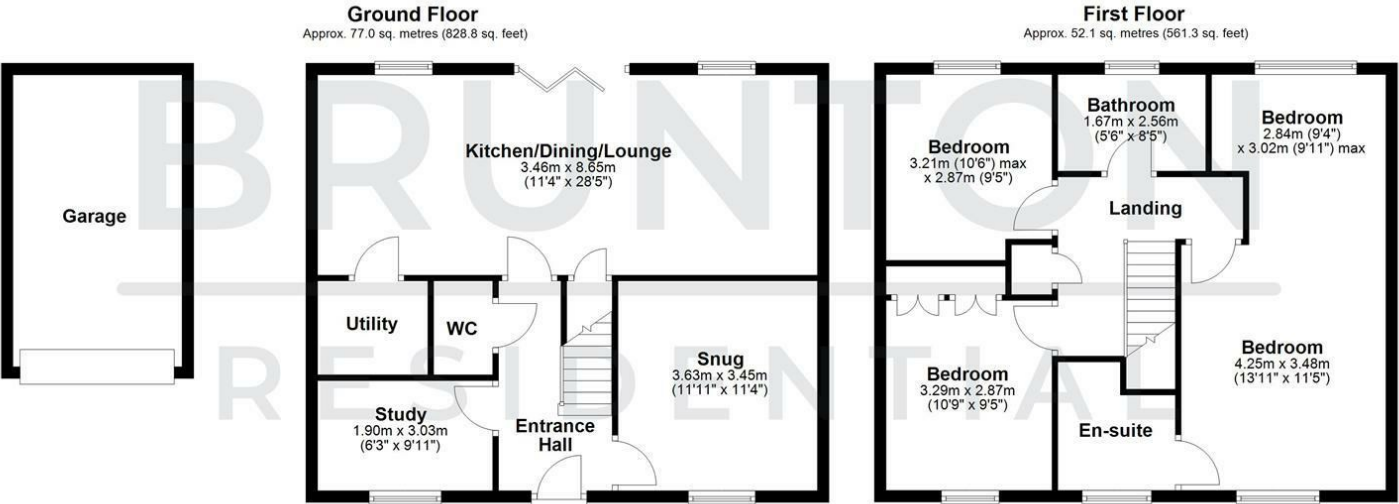
TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : F

EPC RATING : C

F



Total area: approx. 129.1 sq. metres (1390.1 sq. feet)

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		88
(81-91) B		
(69-80) C	77	
(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		