



1 The Green
, Ponteland, NE20 9UX
£299,950



Trading Places



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Trading Places are delighted to present to the market this exceptional three bedroom property, situated on The Green in Ponteland, thoughtfully renovated throughout to an impressive standard. Offering stylish interiors, views over open countryside to the rear and generous outdoor space, this home is ideal for modern family living.

Set in a popular residential location, the accommodation briefly comprises: entrance hallway with built in storage and ground floor WC, an elegant living room with feature gas fireplace, and a stunning open-plan dining kitchen fitted with appliances and concertina doors opening directly onto the patio and garden - perfect for entertaining. A separate utility room provides practical day to day space. To the first floor, there are two double bedrooms, both with fitted wardrobes, and a beautifully finished family bathroom. A further staircase takes you to the second floor which has the spacious master bedroom with open views over the countryside to the rear and benefitting from a luxurious en-suite. Externally, the garden offers excellent outdoor living space, with a patio area to the rear ideal for outdoor dining and entertaining.

A superb opportunity for those seeking a move in ready home finished to a high specification. Early viewing is highly recommended, please contact Trading Places on 0191 2511189. EPC Rating D. Council Tax Band A.

Entrance Hall

Downstairs WC

Living Room
25'8" x 16'8" (7.84 x 5.10)

Breakfasting Kitchen/Dining Room
29'10" x 12'0" (9.10 x 3.66)

Utility Room
12'9" x 5'0" (3.90 x 1.54)

First Floor Landing

Bedroom Two
14'2" x 11'1" (4.32 x 3.40)

Bedroom Three
12'4" x 9'2" (3.77 x 2.80)





Family Bathroom
11'1" x 7'6" (3.40 x 2.30)

Second Floor

Bedroom One
20'4" x 14'1" (6.20 x 4.30)

Ensuite
13'5" x 6'6" (4.10 x 2.00)

External
Externally, there are front, side and rear gardens.

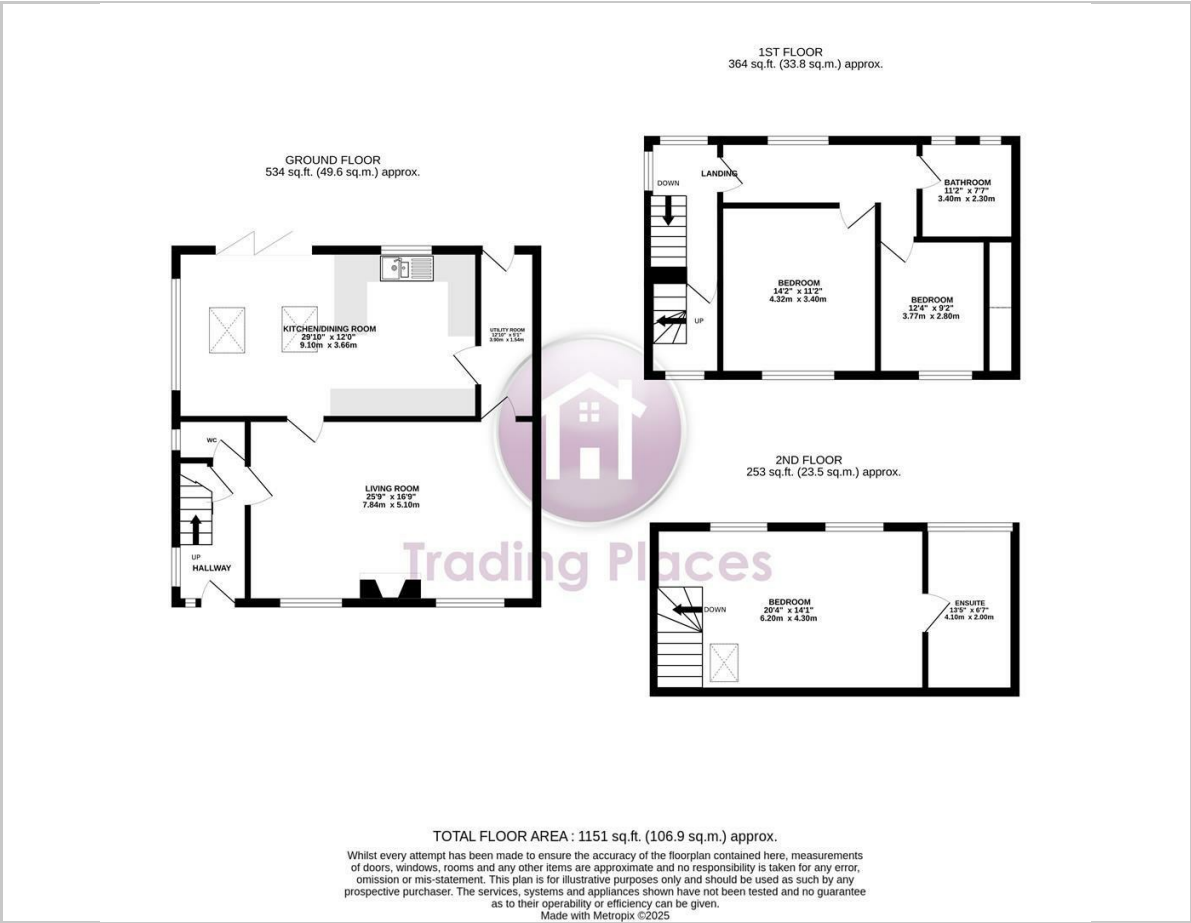
Local Area
Ponteland is a highly sought after village known for its blend of countryside charm and excellent amenities. The area boasts a vibrant village centre with independent shops, cafés, restaurants, and pubs, alongside essentials like supermarkets and healthcare facilities. Families are particularly drawn to Ponteland for its outstanding schools, both primary and secondary, as well as its strong sense of community. Excellent transport links, including easy access to the A1 and Newcastle International Airport, make it an ideal base for commuters. With scenic walking routes, nearby golf courses, and close proximity to Northumberland's beautiful countryside, Ponteland offers a superb quality of life in one of the region's most desirable settings.







Floor Plan

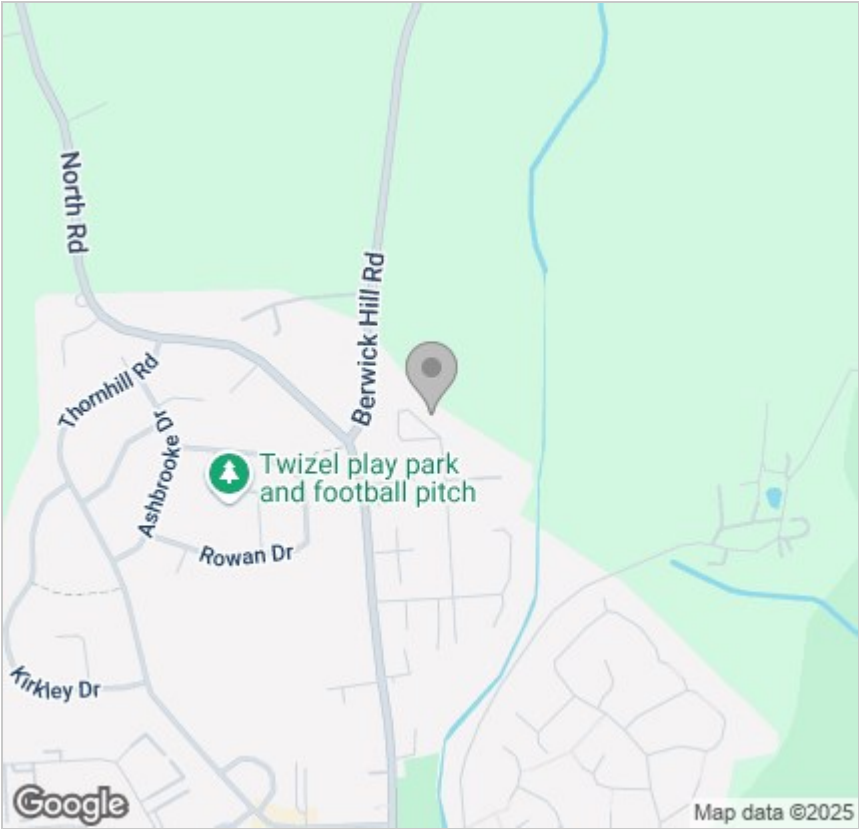


Viewing

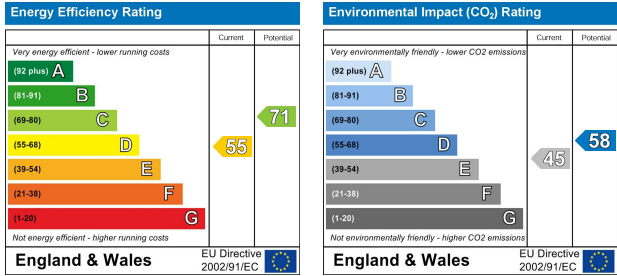
Please contact our Trading Places Office on 0191 251 1189 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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