



Wayside Cottage

Dalton

This beautifully presented traditional property is deceptively spacious and benefits from exceptional views and a fabulous garden. The front door opens to a welcoming entrance lobby and an impressive reception hallway. There is an elegant breakfasting kitchen with central island and open plan family room, a luxurious dual aspect living room with a charming inglenook fireplace and stove, convenient ground floor WC, generous games room and gym. Stairs lead to a galleried landing, the sizeable master bedroom suite with en-suite shower room and magnificent views, family bathroom and a further three bedrooms. Externally the property is approached by a well-proportioned driveway providing parking for several vehicles and giving access to a detached stone-built garage. To the rear is a mature garden with paved areas for entertaining and an array of colourful flowering plants and shrubs. Dissington has a range of excellent amenities, restaurants and leisure facilities nearby in Ponteland village and benefits from outstanding schools for all ages.

Asking Price: £580,000

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Entrance Lobby

The front door opens to this convenient lobby with slate flooring and a radiator.

Reception Hallway

A welcoming reception hallway with laminate flooring, an inner window to the kitchen, storage cupboard under stairs.

Living Room 16'11 x 18'9 (5.16m x 5.72m)

This beautiful room benefits from an impressive inglenook fireplace with stove and fabulous wooden mantelpiece, double glazed windows to the side, double glazed French doors to the rear garden, carpeted flooring and two radiators.

Open plan kitchen family room 29'5 x 18 (8.97m x 5.49m)

An elegant modern fitted kitchen with lavish granite work tops and central island breakfast bar. The kitchen benefits from an electric range cooker with cooker hood above, sink unit inset, under unit lighting, double glazed windows and French doors to the front, space for a fridge freezer, integrated dishwasher, washing machine and dryer, plinth heater, two double glazed windows to the side, radiator, spotlights, tiled flooring and wall lights.

Games Room / Reception Room 15'1 x 14 (4.59m x 4.27m)

A versatile room with two double glazed windows to the rear and French doors to the patio in the garden, laminate flooring and radiator.

Ground Floor WC

An impressive room with WC, Belfast sink inset to a granite worktop and storage unit, radiator, sliding door storage cupboards, spotlights, Velux window and slate flooring.

Gym / Office 9'11 x 6'7 (3.02m x 2.00m)

A flexible room with laminate flooring, door to the rear garden, double glazed window to the side and radiator.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

Council Tax Band: D

EPC Rating: TBC

P00006421/EC/SCJ/22012024/V.3



Landing

A carpeted galleried landing with space for a sitting area, feature roof trusses, wall lights, Velux window and a double-glazed window to the front

Master Bedroom 19'3 x 16'10 (5.87m x 5.13m)

A luxurious room with lovely countryside views, exposed roof trusses, fitted storage cupboards, carpeted flooring and radiator.

Family Bathroom

This impressive room benefits from a bath with shower over, wash hand basin inset to a feature storage unit, WC, bidet, spotlights, tiled walls and flooring, double glazed window to the side and heated towel rail.

En-Suite Shower Room

A stylish en-suite with shower enclosure, luxury vinyl flooring, wash hand basin inset to a storage unit, WC, luxury vinyl flooring, spotlights, heated towel rail, laminate walls and an extractor fan. walls

Bedroom Two 8'10 x 14'11 (2.69m x 4.55m)

This lovely room has fitted wardrobes, carpeted flooring, a radiator and storage cupboard.

Bedroom Three/Study 9'9 x 9'9 (2.97m x 2.97m)

With carpeted flooring, radiator, loft hatch and double-glazed window to the front.

Bedroom Four 6'6 x 11 (1.98m x 3.35m)

With carpeted flooring, radiator and double-glazed window to the rear.

Garden

There is an exceptional mature garden with a generous area laid to lawn, magnificent views two patio areas to enjoy the tranquil surroundings, colourful and well stocked planted borders, hedge boundaries and a gravel area with garden shed. To the front there is a driveway providing parking for several cars, a detached stone garage and patio with walled boundaries.

Garage 21 x 15'4

A stone built detached double garage with double doors to the front, light and power.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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