



## Eland Edge Ponteland

This superb detached property benefits from a sought-after location and no onward chain. The front door opens to a welcoming porch, inner hall, comfortable lounge, an impressive dining kitchen and a conservatory with access to the garden. Completing the ground floor layout is a convenient ground floor WC and a garage. Stairs lead to the first floor landing, three bedrooms and a bathroom. Externally there is a garden and driveway to the front and a fabulous rear garden with a sunny aspect. Eland Edge is a sought-after location with highly regarded schools nearby, excellent transport links, leisure facilities and a range of shops, restaurants, cafes and amenities.

**Guide Price: £300,000**

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# Eland Edge Ponteland

## Entrance Porch

A welcoming porch with double glazed door to the front, carpeted flooring and double-glazed windows to the front and side.

## Inner Hall

The inner hallway is carpeted and benefits from a radiator, stairs to the first floor and a door to the lounge.

## Lounge 13'3 x 11'6 max into recess (4.03m x 3.50m)

A light and airy room with double glazed window to the front, carpeted flooring, feature fireplace and radiator.

## Dining Kitchen 14'7 x 9'10 (4.44m x 2.99m)

This room benefits from a fitted kitchen with contrasting work tops, sink unit inset, gas hob with cooker hood above, electric oven, part tiled walls, wood effect flooring in the kitchen and carpeted flooring in the dining area, double glazed window to the rear, radiator, a door to the garage and access to the conservatory.

## Conservatory 9'6 x 8'7 (2.89m x 2.61m)

A beautiful room with double glazed doors to the garden and carpeted flooring.

## Ground Floor WC 4'11 x 4'11 (1.49m x 1.49m)

This room has a WC, wash hand basin, electric wall heater and laminate tile flooring.

## Garage 8'6 x 18'7 into recess (2.59m x 5.66m)

With garage door to the front, light, power and a door to the garden.

## Landing

A carpeted landing with airing cupboard, double glazed window to the side and loft access.

## Bathroom 6'5 x 5'4 (1.95m x 1.62m)

The bathroom has a bath tub with an electric shower over, wash hand basin, WC, double glazed window to the rear, tiled walls and a radiator.





### **Bedroom Two 9'4 plus w x 7'10 plus recess (2.84m x 2.38m)**

This bedroom has a double-glazed window to the rear, carpeted flooring, fitted wardrobes and a radiator.

### **Bedroom One 7'8 plus recess x 12'1 (2.33m x 3.68m)**

A lovely room with double glazed window to the front, carpeted flooring, radiator and fitted wardrobes.

### **Bedroom Three 6'9 x 7'2 (2.05m x 2.18m)**

This room has a double-glazed window to the front, carpeted flooring and a radiator.

**Externally** there is a driveway and mature garden to the front which lead to the attached garage. To the rear is a secluded garden with a sizeable lawn, planted borders and a patio to enjoy the sunny aspect.

### **PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Garage with driveway

### **MINING**

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

### **RISKS**

Flooding in last 5 years: No

Risk of Flooding: Zone 3

Any flood defences at the property: No

### **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

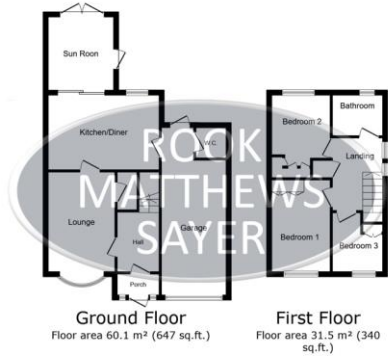
**COUNCIL TAX BAND: D**

**EPC RATING: D**

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TOTAL: 91.7 m<sup>2</sup> (987 sq.ft.)

**Eland Edge, Ponteland**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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