



Briar Fields Great Whittington

Welcome to this delightful detached property, which is now available for sale. The condition of the property is immaculate, radiating a warm and inviting atmosphere that is sure to make you feel right at home. This charming house proudly boasts four spacious bedrooms, en-suite, downstairs WC, luxurious bathroom, spacious reception room, plenty of storage and a modern open-plan kitchen. The master bedroom is a tranquil oasis filled with natural light with a private en-suite for your convenience. The second bedroom is also a comfortable double room, offering plenty of space to relax and unwind. A further two bedrooms offer plenty of space for a growing family. The family bathroom has underfloor heating, heated towel rail, luxurious walk-in shower and separate bath. The heart of the home, the open-plan kitchen, is fitted with a handy kitchen island, modern appliances, natural light flooding the dining space and a utility room. The large reception room is a perfect place to entertain or relax, with large windows that fill the room with light. A charming fireplace adds a classic touch, and built-in storage helps keep the room tidy. The property offers a fantastic garden, a double garage, and off-street parking. The patio area is perfect for summer gatherings. Located in a peaceful area with a strong local community, this property is ideal for families. Unique features like the fireplace and the stone exterior add a touch of character to an already wonderful home and the underfloor heating throughout downstairs gives a warm and welcoming feel.

Asking Price: £625,000

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Briar Fields

Great Whittington

Entrance Hall

The front door opens to a generous entrance hall with underfloor heating, under stairs storage cupboard and access into the kitchen.

Kitchen/Diner 12'10" x 22'11" (3.91m x 6.98m)

A modern fully fitted hand painted kitchen made by Mowlem & Co with granite work surfaces, underfloor heating, floor and wall units, kitchen island and ample space for dining. Integrated full height fridge, under counter freezer, dishwasher, oven, hob, extractor fan and sink with mixer tap.

Utility Room 10'6" x 7'6" (3.20m x 2.28m)

The utility room compliments the kitchen with fitted storage units, underfloor heating, space for washing machine and dryer and access to the garden and garage.

Lounge 13' x 22'11" (3.96m x 6.98m)

Double doors lead to the spacious bright lounge with windows overlooking the front garden and UPVC doors to the back garden. The inviting room also benefits from fitted units, carpeted flooring, underfloor heating and a log burning stove with mantelpiece.

Downstairs WC

Low level WC and sink basin with mixer tap and underfloor heating.

Hall and stairs to first floor

Bedroom Two 9'7" x 11'8" (2.92m x 3.55m)

Dual aspect windows to the rear and side allow lots of light with carpeted flooring and radiator.

Bedroom Four 9'7" x 10'10" (2.92m x 3.30m)

Dual aspect windows to the front and side allow lots of light with carpeted flooring and radiator.



Family Bathroom 9'10" x 7'3" (3.99m x 2.20m)

Luxurious modern bathroom with underfloor heating, tiled flooring and part tiled walls. Bath with hand held shower, walk in double shower, heated towel rail, low level WC and sink basin with under counter storage. UPVC window to the front of the property.

Bedroom Three 11'4" x 9'5" (3.45m x 2.87m)

Currently being used as an office, the third bedroom overlooks the back of the house and has carpeted flooring and radiator.

Master bedroom 10'4" x 13'1" (3.14m x 3.98m)

The spacious master bedroom overlooks the front of the house with access to the en-suite and a storage cupboard. Carpeted flooring, panel double glazed window and radiator.

En-suite 4'8" x 9'5" (1.42m x 2.87m)

Benefiting from tiled flooring and part tiled walls, the ensuite features underfloor heating, a double shower, low level WC, heated towel rail and wash basin.

To the rear of the property a spacious gravel driveway leads to the attached double garage which is accessed via the utility room. Pathways lead you to the entrance and around the property with its stunning landscaped gardens mainly laid to lawn with patio seating areas.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Air Source Heat Pump

Broadband: ADSL Modern

Mobile Signal Coverage Blackspot: No

Parking: Double 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.

RESTRICTIONS AND RIGHTS

Restrictions on property? No however there are management fees of £200 per year

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: G

EPC RATING: B

P00006991.EC.SCI.31052024.V.1



FLOORPLAN TO FOLLOW

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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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