



Pont View

Ponteland

For sale is an immaculate detached house, exhibiting an exceptional standard of living across its spacious layout. Boasting five well-appointed bedrooms, three sleek bathrooms, and three generous reception rooms, this property is ideal for families seeking their dream home in the heart of Ponteland Village.

Offers Over **£595,000**

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PROPERTY DESCRIPTION

The residence features a master bedroom that is a very generous double with a modern en-suite, while the second bedroom also benefits from an en-suite. The third and fourth bedrooms are comfortable doubles, and the fifth bedroom could function as a large single room or a home office, providing flexibility to cater to your needs.



The three bathrooms are designed with comfort and luxury in mind. The first features a free-standing bath, rain shower, and heated towel rail. The second bathroom, an en-suite to the primary bedroom, offers a rain shower, while the third, an en-suite to the second bedroom, includes a shower over bath.



The heart of the home is undoubtedly the open-plan family kitchen. Flooded with natural light, it includes a kitchen island, separate dining space, breakfast area, and a family room with log burning stove. The kitchen also boasts bi-folding doors to the garden, creating an incredible space for family gatherings or entertaining guests. A separate utility room adds to the home's functional appeal. Additional to the ground floor is a handy W.C, ample storage and access into the garage.

The reception rooms are equally impressive, with large windows allowing an abundance of light to fill the spaces. The formal living room to the front is flooded with light from the large bay window, while the second reception room provides access to a garden and could be the perfect playroom for children.



The property is located within close proximity to public transport links, nearby schools, and green spaces. Unique features include a private garden, an extended layout, an open plan family kitchen, and a log burner. An EPC rating of C ensures energy efficiency.

Living Room: 20'00" (into bay) x 11'10" - 6.07m x 3.61m

Kitchen: 25'11" (max) x 18'05" (max) - 7.90m x 5.61m

Utility Room: 7'11" x 11'11" - 2.41m x 3.63m

Play Room: 19'02" x 7'02" - 5.84m x 2.18m

W.C.

Bedroom One: 18'04" x 17'05" (max) - 5.59m x 5.31m

En-suite: 8'02" x 9'05" (max) - 2.48m x 2.87m

Bedroom Two: 15'04" x 10'08" - 4.67m x 3.25m

En-suite: 5'08" x 7'05" - 1.73m x 2.26m

Bedroom Three: 13'02" x 6'11" - 4.01m x 2.11m

Bedroom Four: 12'00" x 10'08" - 3.66m x 3.25m

Bedroom Five: 8'10" x 7'10" - 2.69m x 2.39m

Bathroom: 15'04" x 8'03" (max) - 4.67m x 2.52m

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: GARAGE AND DRIVEWAY

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: Yes

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: E

EPC RATING: C

P00007280.SD.SD.12/2/25.V.1





Energy rating and score

This property's current energy rating is C. It has the potential to be C.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This graph shows this property's current and potential energy rating.



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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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