

Fairney Edge Ponteland

For sale is this immaculately presented, detached bungalow, offering a unique blend of style and functionality. Conveniently located in a sought-after location, this property enjoys proximity to local amenities, public transport links, local shops and a golf club, making it an ideal place for a comfortable lifestyle.

Offers Over **£399,950**





Fairney Edge Ponteland

PROPERTY DESCRIPTION

The property boasts three spacious bedrooms. The primary bedroom is a generous double, complete with an en-suite and a large bay window, providing an abundance of natural light. The second bedroom is also a double, featuring built-in wardrobes, while the third bedroom comes with built-in wardrobes, ensuring ample storage space.

There are two well-appointed bathrooms in this property, both featuring a rain shower and a heated towel rail, with one acting as an en-suite to the primary bedroom.

The kitchen is a real show-stopper, offering an open-plan layout with natural light flooding in. It includes a dining space, a pantry cupboard, and ample storage. The standout feature of the kitchen is its orangery dining area, providing a perfect spot for family meals, while also giving access to the garden.

The property features a generous reception room, offering large dual aspect windows, and access to the garden, creating an inviting space for relaxation or entertaining.

Outside, the property is equally impressive with a west-facing, landscaped garden, a large patio area, a driveway, and a garage. Additionally, the property features plantation shutters, adding that extra touch of elegance.

This property is EPC rated D and falls under council tax band E. An early viewing is highly recommended to appreciate the quality of the accommodation on offer.

Living Room: 17'03" (max) x 14'05" - 5.26m x 4.39m

Dining Kitchen: 26'06" (max) x 9'08" (max) - 8.08m x

2.95m

Bedroom One: 14'04" (into bay) x 12'00" - 4.37m x 3.66m

En-suite: 6'07" x 6'09" (max) - 2.00m x 2.06m

Bedroom Two: 12'02" x 11'05" - 3.71m x 3.48m

Bedroom Three: 7'11" x 8'11" - 2.41m x 2.72m

Shower Room: 8'01" x 5'10" - 2.46m x 1.79m

PRIMARY SERVICES SUPPLY

Electricity: MAINS Water: MAINS Sewerage: MAINS Heating: MAINS GAS Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO Parking: GARAGE & 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.

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:** D

P00007366.SD.SD.10/4/25.V.1





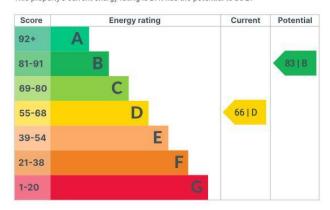






Energy rating and score

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



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



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.

16 Branches across the North-East

