



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**

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 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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