



Station Road Kenton Bank Foot

Rook Matthews Sayer are delighted to present this detached bungalow for sale, situated in a sought-after location, on Station Road, Kenton Bank Foot, with excellent public transport links, nearby schools and local amenities. The property is neutrally decorated, offering a blank canvas to make it truly your own.

£450,000 Offers Over

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Station Road

Kenton Bank Foot

PROPERTY DESCRIPTION

The dwelling embraces four double bedrooms, all of which are generously proportioned. The master bedroom is a particular highlight, featuring built-in wardrobes and direct access to the large conservatory - a perfect retreat to unwind. The remaining bedrooms also offer ample storage, with one boasting a walk-in closet.



The property further benefits from a spacious, light-filled reception room with a cosy fireplace and double doors opening onto the side garden. In addition, there is also a magnificent 27ft south-facing conservatory, inviting a wealth of natural light into the space.



The kitchen is a real stand-out, offering generous space, natural light, a dining area, and a separate walk-in pantry. Coupled with one well-appointed bathroom featuring a bath and shower unit, this home is truly designed for comfortable living and entertaining.



This charming bungalow is nestled within approximately one-third of an acre of land, complete with a south-facing rear garden adorned with mature planting and trees, and a large patio. The property also includes a gated 50m driveway leading to a double garage, providing ample off-street parking which creates privacy and security, as well as a large lawned front garden.

This property is ideally suited for families looking for a home in a great location with a wealth of unique features.

Living Room: 12'10" x 21'03" - 3.91m x 6.48m

Kitchen: 11'00" x 25'06" - 3.35m x 7.77m

Pantry: 4'11" x 13'02" - 1.49m x 4.01m

Conservatory: 19'00" x 27'10" - 5.79m x 8.48m

Bedroom One: 11'08" x 15'04" - 3.56m x 4.67m

Bedroom Two: 11'06" x 11'02" (+walk in closet) - 3.51m x 3.40m

Bedroom Three: 11'06" x 11'00" - 3.51m x 3.35m

Bedroom Four: 11'04" x 9'02" - 3.45m x 2.79m

Bathroom: 8'11" x 8'01" - 2.72m x 2.46m

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: CABLE

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.

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: B

EPC RATING: TBC

P0007355.SD.SD.2/4/25.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



