



Eland Edge Ponteland

For sale is this neutrally decorated detached bungalow, located in a quiet cul-de-sac in a sought-after location. The property is ideally positioned for public transport links, local amenities, and is within walking distance to shops. Golf enthusiasts will also appreciate its close proximity to a local golf club.

Offers Over **£360,000**

01661 860 228
Ash House, Bell Villas, Ponteland, NE20 9BE

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
ponteland@rmsestateagents.co.uk



Eland Edge Ponteland

PROPERTY DESCRIPTION

This bungalow boasts two reception rooms, one kitchen, two bedrooms, and one bathroom. The reception rooms are both spacious and well-lit, with large windows. The first reception room offers ample dining space and features a charming bay window. The second is a conservatory, offering access to both the rear garden and the garage. It's the perfect space to enjoy the tranquillity of the location.

The kitchen is filled with natural light, creating a pleasant space for cooking.

The property boasts two bedrooms; the master bedroom is a double, complete with built-in wardrobes, while the second bedroom is a single. A unique feature of both bedrooms is their double doors, leading directly into the conservatory.

The bathroom features a heated towel rail and is fitted as a shower room, offering a modern and practical space.

Externally, the property benefits from a large side garden, a small garden to the rear with patio, a double length driveway, and a single garage, providing ample off-street parking and storage space. It falls within council tax band D. This property is a must-see for anyone looking for a peaceful and convenient lifestyle.



Living Room: 19'02" (into bay) x 10'02" - 5.84m x 3.10m

Kitchen: 9'05" x 7'02" - 2.87m x 2.18m

Conservatory: 7'08" x 16'00" - 2.33m x 4.88m

Bedroom One: 16'04" x 10'04" (max) - 4.98m x 3.15m

Bedroom Two: 16'04" x 8'05" - 4.98m x 2.57m

Shower Room: 5'04" x 7'02" - 1.62m x 2.18m

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: ADSL

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: D

EPC RATING: TBC

P00007371.SD.SD.24/4/25.V.1



EPC – To Follow



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.co.uk



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

