



## 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**

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# 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: C**

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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](http://www.Propertybox.co.uk)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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