



Rowan Drive | Ponteland | NE20

£290,000

Located on Rowan Drive, in the heart of Ponteland, is this immaculate semi-detached house is now available for sale with no upper chain. Ideally suited for families, the property is positioned close to public transport links, nearby schools, and a range of local amenities, offering both convenience and accessibility.

ROOK
MATTHEWS
SAYER



Semi Detached

No Upper Chain

Open Plan Living

Modern Kitchen

Three Bedrooms

Spacious Bathroom

Front & Rear Gardens

Garage

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

The house features two reception rooms, providing generous space for versatile living and entertaining. The open-plan reception room benefits from a large bay window, filling the space with natural light and seamlessly connecting the living and dining areas, perfect for family gatherings. The second reception room is a conservatory with direct access to the garden, offering an inviting space for relaxation or entertaining guests.

The spacious kitchen is fitted with integrated appliances and enjoys ample natural light as well as direct access to the garden, creating a practical and appealing hub for everyday living.

There are three bedrooms in total: the master bedroom is a comfortable double, the second is also a double, and the third can be used as a single bedroom or a home office, catering to a variety of needs.

The fully tiled bathroom includes a heated towel rail and a shower over the bath, offering a contemporary and comfortable setting.

Further features include an EPC rating of D, an open-plan layout, and the benefit of a single garage, ideal for additional storage or parking. This is a well-presented property with features that cater to modern family living.

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ROOK
MATTHEWS
SAYER



Living / Dining:
21'09" (into bay) x 11'03" (max) - 6.63m x 3.43m

Kitchen:
9'06" x 9'07" - 2.90m x 2.92m

Conservatory:
9'08" x 9'08" - 2.95m x 2.95m

Bedroom One:
10'09" x 11'02" (max) - 3.28m x 3.40m

Bedroom Two:
8'11" x 10'01" - 2.72m x 3.07m

Bedroom Three:
8'10" (max) x 6'02" (+wardrobe) - 2.69m x 1.88m

Bathroom:
5'05" x 8'05" - 1.65m x 2.57m

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
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: C

EPC RATING: D

P00007494.SD.SD.31/10/25.V1





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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