



# *Whinfell Road*

PONTELAND, NE20 9ER

ROOK  
MATTHEWS  
SAYER

*Fine* LIVING





4 BEDROOMS  
2 BATHROOMS  
2 RECEPTION ROOMS

AVAILABLE FOR SALE AT  
**£575,000**

## *Immaculate detached property*

This detached house is for sale in a sought-after neighbourhood on Whinfell Road, Ponteland, Newcastle upon Tyne. Whinfell Road is well-placed for local amenities in Ponteland, such as a range of shops, cafés, and supermarkets along Main Street. Several respected schools, including Ponteland High School and Richard Coates Primary, are nearby, making this an appropriate choice for families.





## *Spacious light-filled living room*

The property is presented in good condition, where there are two reception rooms, including a spacious 24ft living room with large windows overlooking the garden,





# *Naturally lit kitchen*

The kitchen benefits from ample natural light, features dining space, and offers access into both the garage and a formal dining room.







## *Cosy bedrooms & bathroom*

The property offers four bedrooms—three doubles on the first floor, including a master bedroom with built-in wardrobes, and a ground floor bedroom that can also serve as a home office. The house is equipped with two bathrooms: an upstairs bathroom complete with a heated towel rail and a shower over the bath, and a ground floor shower room.



# *Stunning garden*

The exterior of the property is just as impressive as the interior. The home is nestled within a stunning, sizable garden, providing a peaceful and private environment.





# Property Description

## GROUND FLOOR

**Living Room:** 14'00" x 24'00" - 4.27m x 7.32m

**Dining Room:** 14'04" x 11'04;; - 4.37m x 3.45m

**Kitchen:** 12'11" x 12'05" - 3.94m x 3.78m

**Bedroom / Home Office:**  
10'07" x 12'02" - 3.22m x 3.71m

**Shower Room:**  
8'07" x 7'06" (max) - 2.62m x 2.29m

## FIRST FLOOR

**Bedroom 1:** 14'02" x 13'02" - 4.32m x 4.01m

**Bedroom 2:** 11'11" x 13'05" - 3.63m x 4.09m

**Bedroom 3:** 11'07" x 8'10" - 3.53m x 2.69m

**Bathroom:**  
10'05" (max) x 6'02" - 3.18m x 1.88m

## 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:** F

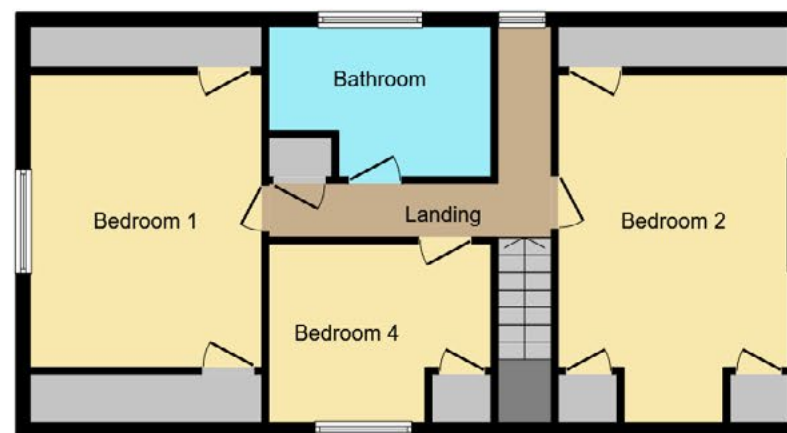
**EPC Rating:** D

P00007502.SD.SD.26/11/25.V.1

# Floor Plans



GROUND FLOOR



FIRST FLOOR





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



For more information please contact our branch today via:  
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