



Paddock Hill

Ponteland

Offering a fantastic opportunity to live on this very sought after estate, this delightful property is an ideal family house conveniently located in the centre of Ponteland. With versatile and spacious accommodation alongside wonderful private gardens it offers a buyer a chance to create a home to their own tastes and requirements. Appealing to a wide range of buyers internal inspection is highly recommended to fully appreciate the potential and sizeable accommodation and the excellent location. With mostly double glazing and gas fired central heating the accommodation briefly comprises: To the ground floor, warm and welcoming reception hallway, cloakroom/wc, beautiful lounge with feature fireplace and double doors into the dining room which in turn leads into the spacious conservatory. The breakfasting kitchen has ample room for a dining table and chairs and is well fitted with units and an Aga, separate utility room with door into the attached garage. To the first floor are four good sized bedrooms, two with fitted wardrobes and the master having an en-suite bathroom, there is also a family bathroom. There is a double garage with twin doors and driveway with parking for two cars. We have been advised that the property was the original show home, so is situated on a larger than average plot with lawned gardens to the front, side and rear allowing sun all day with a particularly lovely and secluded rear garden which is very private and is just the spot from which to sit and enjoy the peaceful surroundings.

Ponteland has excellent local amenities including schooling for all ages, a good range of village shops, two supermarkets and an excellent choice of pubs, bars and restaurants. There are a wide variety of sporting clubs, leisure centre with swimming pool, golf club and bowls club. The village is within commuting distance of Newcastle Upon Tyne and well placed for access to Newcastle International Airport and the Metro, which goes to the coast and South of the river.

Price: £450,000

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The Accommodation Comprises:

RECEPTION HALLWAY: Wood flooring, coving to ceiling, understairs cupboard, central heating radiator and door to main reception rooms and stairs to first floor.

CLOAKROOM/WC: Low level w/c, pedestal wash hand basin, wood flooring and central heating radiator.

LOUNGE 17'9 x 14'4 (5.46m x 4.39m) With two windows to the front, double doors into dining room and double doors into conservatory, feature wood fire surround incorporating gas coal effect fire, coving to ceiling and two x central heating radiators.

DINING ROOM 11'2 x 9'8 (3.41m x 2.99m) Coving to ceiling, central heating radiator, door into kitchen and door into:

CONSERVATORY 17'7 (max) x 10'9 (5.39m x 3.32m) With hardwood frames, feature brick wall, three x Velux windows, double doors onto rear garden and open to:

SIDE CONSERVATORY 16'8 x 5'11 (5.12m x 1.56m) Double doors to garden, central heating radiator and three x Velux windows.

BREAKFASTING KITCHEN 19'6 x 11'5 (5.97m x 3.51m) Well fitted with a great selection of wall and floor units to round edged work surfaces, 1½ stainless steel sink unit with mixer tap, gas fired Aga set into recess with tiled surround and high mantel over, integral dishwasher, inset spotlights, dining area with ample room for dining table and chairs, central heating radiator, window to the rear and door to rear garden.

UTILIRY ROOM 11'9 x 8'9 (3.63m x 2.71m) With three full height storage cupboards, wall mounted central heating boiler, stainless steel sink unit, plumbing for automatic washing machine, space for fridge, clothes airier, window and door to the rear and door into garage.

First Floor Landing: Window to the side and loft access.

BEDROOM ONE 15'7 x 14'11 (max) (4.79m x 4.30m) With fitted mirror fronted wardrobes, access to loft, coving to ceiling, central heating radiator and two windows to the front.

EN-SUITE BATHROOM: Bath with shower over, low level w/c, pedestal wash hand basin, part tiled walls, central heating radiator and window to the front.

Tenure

Freehold – not confirmed. It is believed this property is freehold, but we are unable to confirm this as we have no access to the documentation. Should you proceed with the purchase of this property, these details must be verified by your Solicitor.

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BEDROOM TWO 12' x 11' (3.66m x 3.35m) With wall to wall fitted wardrobes, central heating radiator and window to the rear.

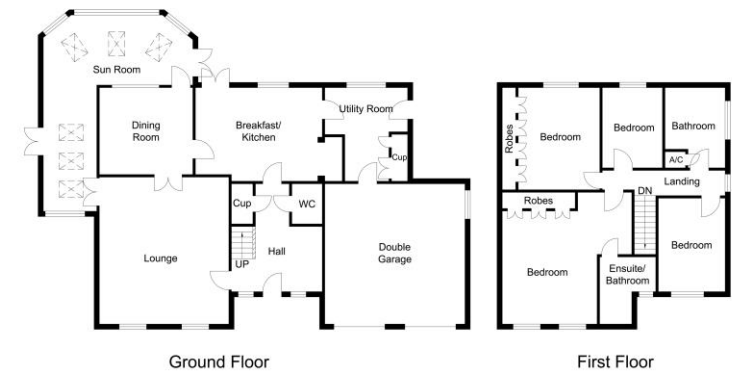
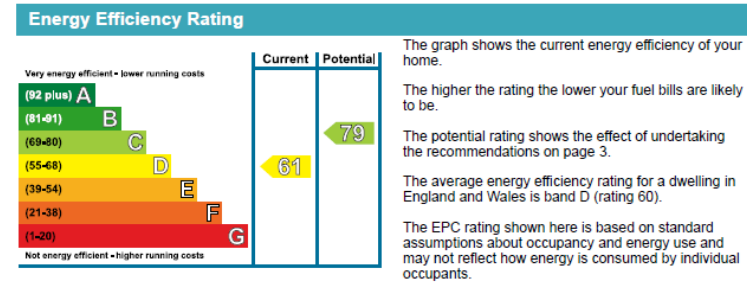
BEDROOM THREE 8'9 x 8'2 (2.71m x 2.50m) With central heating radiator and window to the rear.

BEDROOM FOUR 12'6 x 8'7 (3.84m x 2.65m) With central heating radiator and window to the front.

FAMILY BATHROOM: Fitted with a coloured suite comprising panelled bath with shower over, pedestal wash hand basin, low level w/c, central heating radiator, part tiled walls, airing cupboard housing hot water tank and window to the side.

DOUBLE GARAGE 16'9 x 16'2 (5.15m x 4.94m) With twin doors, one of which is electronically operated, power and lighting.

EXTERNALLY: To the front of the property is a double width driveway providing parking for two vehicles. There is a lovely lawned garden to the front which has mature hedging to the side boundary and planted borders, extending around to the side of the property and onto the rear with a good expanse of lawn with mature planted borders and a good selection of trees, bushes and shrubs. The rear garden is especially private, not overlooked at all therefore the ideal spot from which to sit and enjoy the lovely and peaceful surroundings.



2 Paddock Hill

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 1





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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.

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