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LADYRIGG, PONTELAND, NE20

Offers Over £750,000

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Substantial four-bedroom detached home in Ladyrigg, Ponteland, offering generous accommodation together with a particularly large private garden, extensive driveway parking and a double garage.

The home offers an excellent combination of spacious living areas and versatile additional accommodation, including a newly completed kitchen, bright conservatory, separate living spaces, a dedicated home office and three bathrooms. The ground-floor master bedroom is a particularly useful addition, with direct access to the garden and a modern en-suite shower room, whilst the two further bedrooms and Jack and Jill shower room provide valuable additional space for family, guests or other uses. The mature private garden, extensive driveway and double garage further enhance the property's appeal.

The property is within easy reach of Darras Hall, offering a wide selection of shops, restaurants and everyday amenities. The area is also well placed for access to Ponteland's highly regarded local schools, while Newcastle International Airport and Newcastle Upon Tyne are readily accessible by road. The surrounding Northumberland countryside provides further opportunities for walking and outdoor pursuits, whilst the property's position offers a convenient balance between village amenities, open surroundings and access to the wider North East.

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The internal accommodation comprises: The property is entered via a lovely porch, leading into a spacious open-plan entrance hall. The entrance hall provides access to the ground-floor WC, with the living room positioned to the left and the kitchen located directly ahead.

The living room is a generous and comfortable reception space, benefiting from dual-aspect windows and excellent natural light. French doors lead directly from the living room into the impressive conservatory, creating a natural connection between the two spaces. The kitchen has been newly completed and is beautifully presented, featuring a modern range of fitted wall and base units, contrasting work surfaces and integrated appliances. The kitchen also benefits from French doors opening into the conservatory, which provides a bright and versatile additional reception space with extensive glazing and direct access to the rear garden.

From the kitchen, an internal hallway provides access to the stairs leading to the first floor, together with the utility room, useful home office and two ground-floor bedrooms. The master bedroom is particularly well appointed, benefiting from French doors opening directly onto the rear garden and a modern en-suite shower room. The second bedroom provides further comfortable accommodation and could also offer flexibility for guests or family use.

The first floor provides two further bedrooms, together with a Jack and Jill-style shower room. This additional accommodation offers excellent versatility and could be utilised in a variety of ways to suit the needs of the household.

Externally, the property benefits from a particularly large driveway providing ample off-street parking, together with a double garage offering useful additional storage. The substantial private garden is well established, with mature planting and greenery creating a pleasant and secluded outdoor setting.



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : G

EPC RATING : D

