



21 Ponthaugh

Rowlands Gill

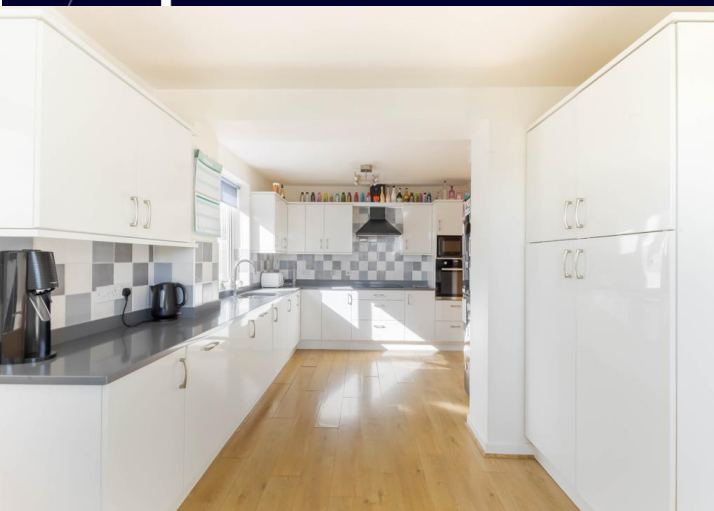


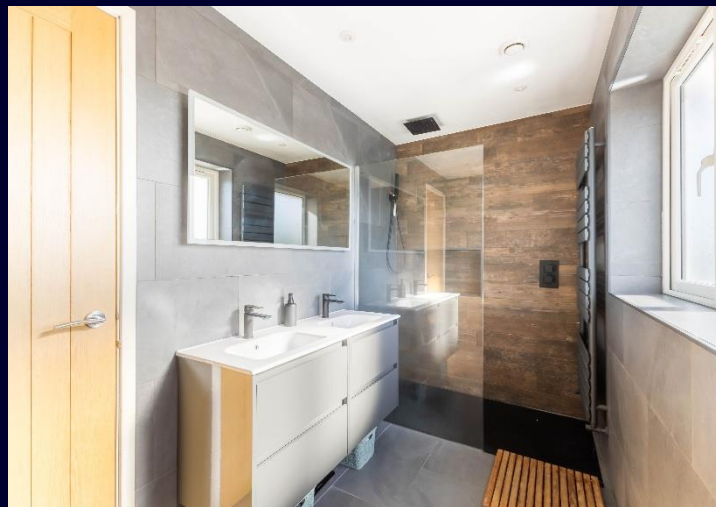
21 Ponthaugh, Rowlands Gill, NE39 1AF

Beautifully Presented & Substantially Extended Semi Detached Family Home, Boasting Four Bedrooms, Two Bathrooms, Three Reception Rooms, Open Plan Kitchen/Diner, Utility, Off Street Parking & South West Facing Gardens!

This impressive family home is well positioned on the highly desirable Ponthaugh, Rowlands Gill. Ponthaugh, which is nestled within a quiet and leafy cul de sac, is ideally located within Rowlands Gill. The property is perfectly placed close to excellent local schooling, shops and amenities, as well as offering access to excellent transport links into Newcastle City Centre and the surrounding areas. Also situated close by is the River Derwent and the wonderful Gibside Estate offering beautiful countryside walks.

The internal accommodation comprises: Extended front porch | Entrance hallway with staircase leading to first floor and cloaks cupboard | Substantial double reception room, running the full depth of the property, with dual aspect views and access to rear terrace | Impressive and refitted open plan kitchen/diner, boasting a range of modern cabinetry/worktops and integrated appliances throughout | Well presented snug | Extended utility room with glazed rooflight.





The staircase then leads up to the first floor landing and onto four bedrooms | The principal bedroom is positioned within the extension, and enjoys a large double room | Recently refitted ensuite shower room/WC with modern three piece suite | Bedroom's two and three are further comfortable double rooms | Bedroom four offers a single bedroom | Family bathroom with refitted three piece suite.

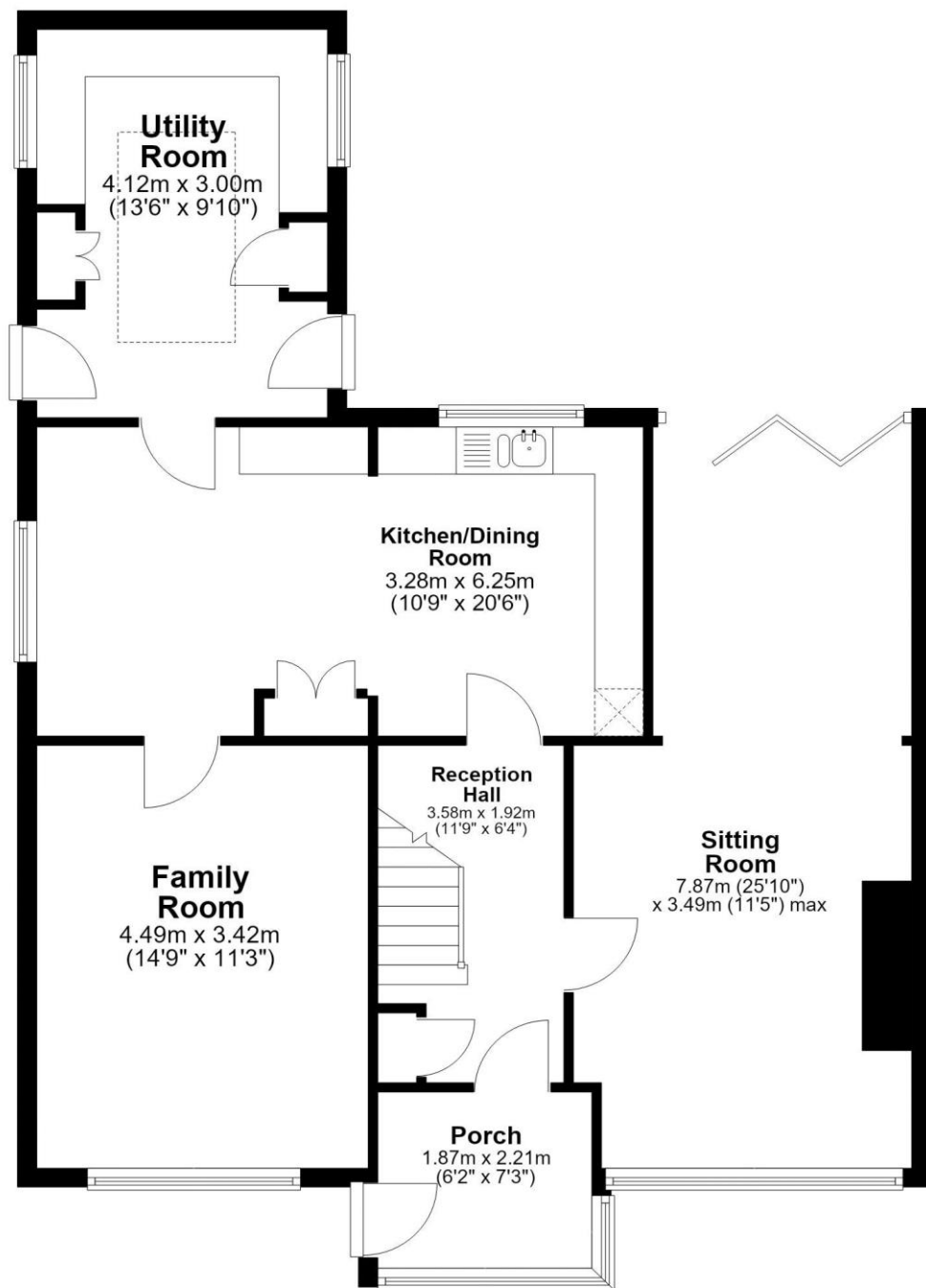
Externally, the property is approached via a driveway for off street parking for three vehicles | The property sits on a generous corner plot and enjoys a lovely southerly and westerly aspect | The rear garden benefits from a raised deck terrace and a wrap around lawned garden.

Services: Mains gas, electricity, water & drainage | Tenure: Freehold | Council Tax: Band D | EPC: Rating C

Price Guide: Offers Over £315,000

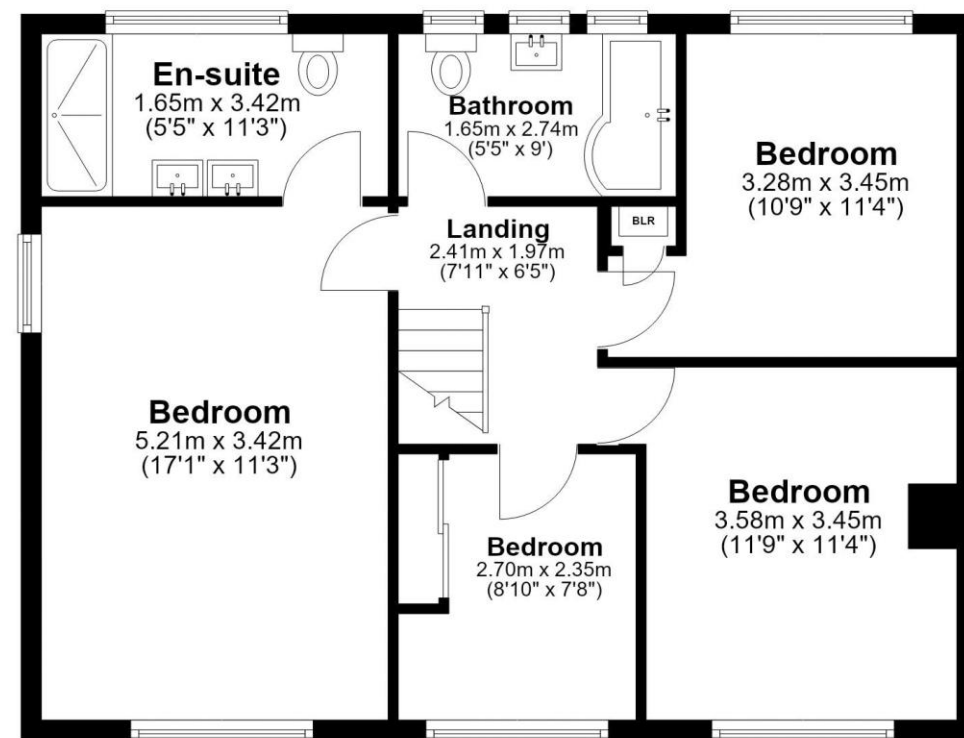
Ground Floor

Approx. 86.1 sq. metres (926.3 sq. feet)



First Floor

Approx. 62.8 sq. metres (676.5 sq. feet)



Total area: approx. 148.9 sq. metres (1602.8 sq. feet)

21 Pontauagh, Rowlands Gill







SANDERSON YOUNG

Regional Gosforth Office
95 High Street | Gosforth
Newcastle upon Tyne | NE3 4AA
gosforth@sandersonyoung.co.uk
0191 213 0033