

BRUNTON

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ASHBROOKE DRIVE, PONTELAND, NEWCASTLE UPON TYNE, NE20

Offers Over £245,000

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Delightful three-bedroom semi-detached home situated within a desirable residential area of Ponteland. Offering well-balanced accommodation ideally suited to families and those seeking a well-connected village location.

Particular highlights include the modern well-equipped kitchen, a spacious dual aspect lounge/dining room, three well-proportioned double bedrooms and attractive outdoor space. The property has been well maintained throughout and provides comfortable, practical accommodation ready for immediate occupation.

Ponteland remains one of the North East's most sought-after residential locations, offering an excellent range of independent shops, cafés, restaurants and everyday amenities. The village is particularly well regarded for its highly rated schooling and strong sense of community. Excellent transport links provide convenient access to Newcastle city centre, Newcastle International Airport and the wider regional road network.

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The internal accommodation comprises: an entrance hallway providing access to the principal ground floor accommodation and staircase rising to the first-floor landing.

Positioned to the right of the property is a generous dual aspect lounge/dining room, enjoying a pleasant outlook across the rear garden and benefiting from an abundance of natural light. The room offers excellent space for both seating and dining furniture, creating a versatile environment for everyday living and entertaining.

The kitchen is conveniently positioned adjacent to the reception accommodation and is fitted with a range of wall and base units providing ample storage and preparation space. The layout has been thoughtfully designed to maximise practicality whilst maintaining a natural flow through the ground floor.

To the first floor, the landing provides access to three well-proportioned double bedrooms, all offering comfortable accommodation and flexibility for a variety of uses. The bedrooms are served by a family bathroom fitted with a contemporary suite, completing the first-floor accommodation.

Externally, the property benefits from attractive gardens and enjoys a particularly pleasant outlook to the rear. The outdoor space provides an excellent setting for relaxation and family enjoyment, whilst helping to create a bright and sunny aspect throughout the home.



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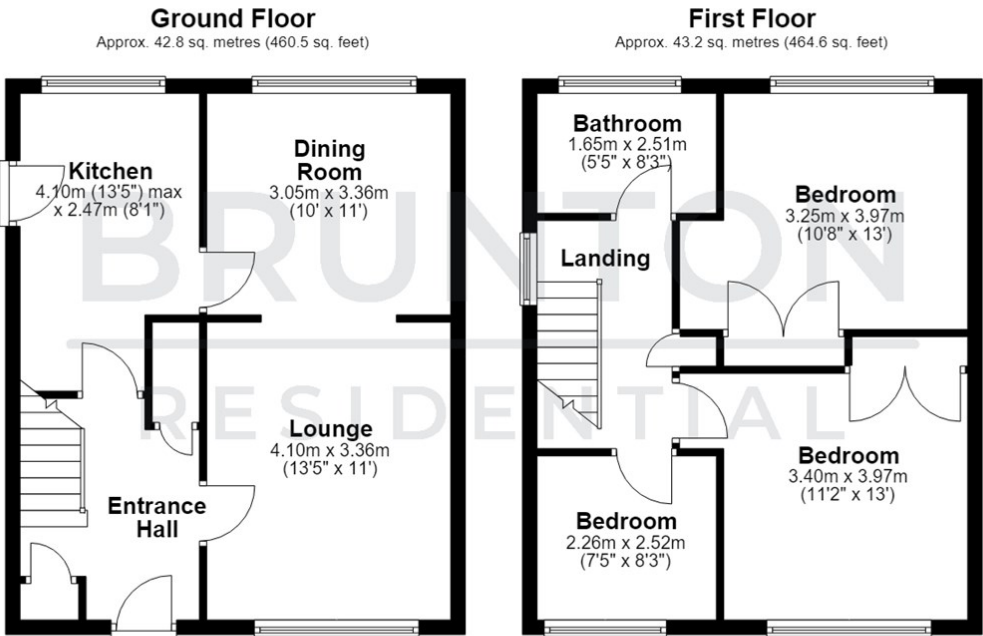
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING :



Total area: approx. 86.0 sq. metres (925.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		