



Goodfellows
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12
Wentworth Court
Ponteland
NE209PR

12 Wentworth Court
Darras Hall
Ponteland
NE209PR



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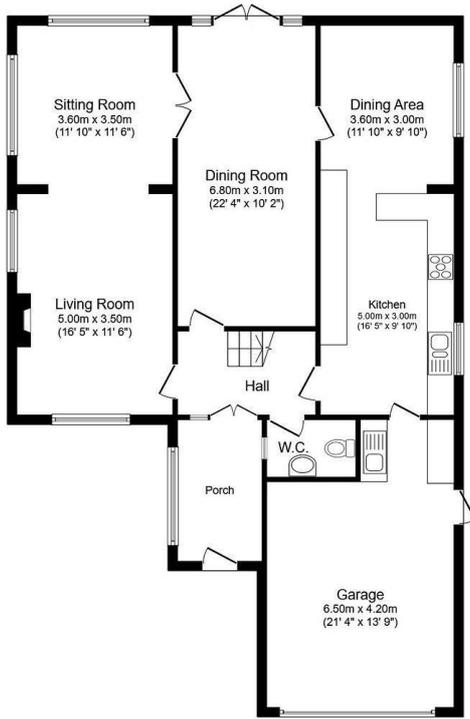
C

£695,000

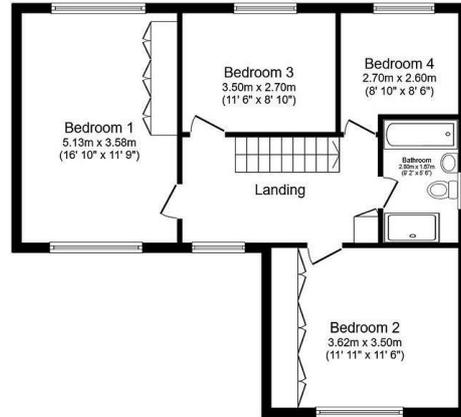
A fabulous opportunity to purchase this 4 bedroom detached house, with a beautiful south facing rear garden located in a quiet cul-de-sac, close to schools, shops and amenities. The welcoming Reception porch leads to the reception hall with Cloakroom fitted with a wc and wash basin. The spacious Lounge opens to a Sun Lounge with windows overlooking the rear garden. Double doors open to The Dining/Sitting Room with french doors to the garden. From the Dining room a door leads to the Breakfasting Kitchen, fitted with a range of wall and base units, sink unit, electric oven, electric hob, extractor, fridge freezer and dishwasher. From the Kitchen, door into the Garage with utility area with plumbing for a washing machine and electric access door. Stairs lead from the hall to the First Floor Landing. Bedroom 1 is dual aspect and has fitted wardrobes. Bedroom 2 is a spacious double with a front facing dormer window. Bedrooms 3 & 4 are positioned to the rear. The Family Bathroom is fitted with a wc, pedestal wash basin, bath and shower enclosure. Externally, the Front Garden has lawn with a range of specimen trees, plants and shrubs and driveway to the garage. The South facing Rear Garden has a good sized lawn with paved patio, greenhouse and a vegetable garden. Wentworth Court is a pleasant cul-de-sac, situated off Darras Road, well placed for the shops, bus stop and other facilities of Broadway. There is good access to schools for all ages and further shopping, leisure and sporting facilities nearby in Ponteland.







Ground Floor
Floor area 120.6 sq.m. (1,298 sq.ft.)



First Floor
Floor area 66.6 sq.m. (717 sq.ft.)

Total floor area: 187.1 sq.m. (2,014 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		73	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

EPC Rating: C
Council Tax Band: F

DIRECTIONS

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