

# BRUNTON

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## RESIDENTIAL



**KIRKLEY DRIVE, PONTELAND, NE20**

**Offers Over £375,000**



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Spacious detached family home offers well-balanced accommodation across three floors, combining generous living areas with versatile bedroom space to create an ideal home for modern family living. Bright interiors, practical design and attractive outdoor space make the property an excellent opportunity for a wide range of buyers.

The thoughtfully arranged layout is designed for both everyday comfort and entertaining, with the open-plan kitchen/dining room forming the heart of the home and flowing seamlessly into the living room. Five well-proportioned bedrooms, including an en-suite principal bedroom, provide excellent flexibility for growing families or those requiring dedicated home-working space.

Kirkley Drive enjoys a desirable position within the prestigious village of Ponteland, renowned for its excellent schools, boutique shops, cafés, restaurants and leisure facilities. The property also benefits from excellent transport links to Newcastle city centre, Newcastle International Airport and the A1, making it a superb choice for families and commuters alike.



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The internal accommodation comprises: a welcoming entrance hall with a useful storage cupboard, a convenient ground-floor WC and stairs to the first floor. The hallway continues through to an inner hall, providing access to the integral garage and an impressive kitchen/dining room spanning the rear of the property. This bright and sociable space benefits from multiple windows, sliding glass doors opening onto the rear garden, and ample space for dining furniture. Double doors lead through to a generous living room overlooking the front of the property, creating an excellent flow between the principal reception spaces.

To the first floor are three well-proportioned bedrooms, one benefiting from built-in wardrobes and another enjoying a stylish en-suite shower room. A well-appointed family bathroom serves the remaining bedrooms.

To the second floor are two further bedrooms, including a substantial double with built-in wardrobes, offering flexible accommodation for family life, guests or home working.

Externally, the property benefits from a driveway providing off-street parking for multiple vehicles, alongside a front lawn. To the rear is an enclosed garden with a patio seating area, creating the ideal space for everyday family life and entertaining.





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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING : C

