

# BRUNTON

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## RESIDENTIAL



**ROWAN DRIVE, PONTELAND, NE20**

**Offers Over £265,000**

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Great Semi-Detached Family Home Boasting a Generous 20ft Open Plan Lounge/Diner, Conservatory, Re-Fitted Kitchen/Breakfast Room, Three Bedrooms, Family Bathroom, Enclosed Front Lawned Garden & Rear Low Maintenance Garden plus Private Garage & No Onward Chain!

This great, semi-detached family home is perfectly located on Rowan Drive, Ponteland. Rowan Drive, which is tucked just off from Ashbrooke Drive and Thornhill Road, is ideally placed within walking distance from everything Ponteland Village has to offer, including its countless shops, public houses and restaurants.

The village of Ponteland is situated just 8 miles north west of Newcastle City Centre and provides an array of excellent facilities such as Ponteland Leisure Centre, several Gymnasiums and is also located close to beautiful open greenery offering direct access to lovely countryside walks.

Offered to the market with vacant possession, this excellent semi-detached property is also positioned close to excellent transport links and outstanding local schooling.

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The internal accommodation comprises: an entrance hallway providing access to the main areas of the home. From here, there is access into a generous living room featuring dual aspect windows and French doors leading into a conservatory, which in turn provides access out to the rear garden.

A door from the rear of the lounge leads into a stylish re-fitted kitchen, fitted with a range of modern units and integrated Smeg oven, ceramic hob and integrated fridge and freezer along with a door providing further access to the rear garden.

Stairs lead to the first-floor landing, which provides access to three bedrooms, two of which are comfortable doubles, with a third smaller room suitable for use as an office or nursery. The family bathroom is also located on this level and is fully tiled, comprising a bath with overhead shower, WC and wash basin.

Externally, the property benefits from an enclosed front garden which is mainly laid to lawn with tall hedged boundaries. To the rear is a low-maintenance garden, predominantly paved with fenced boundaries, and access into a private garage.



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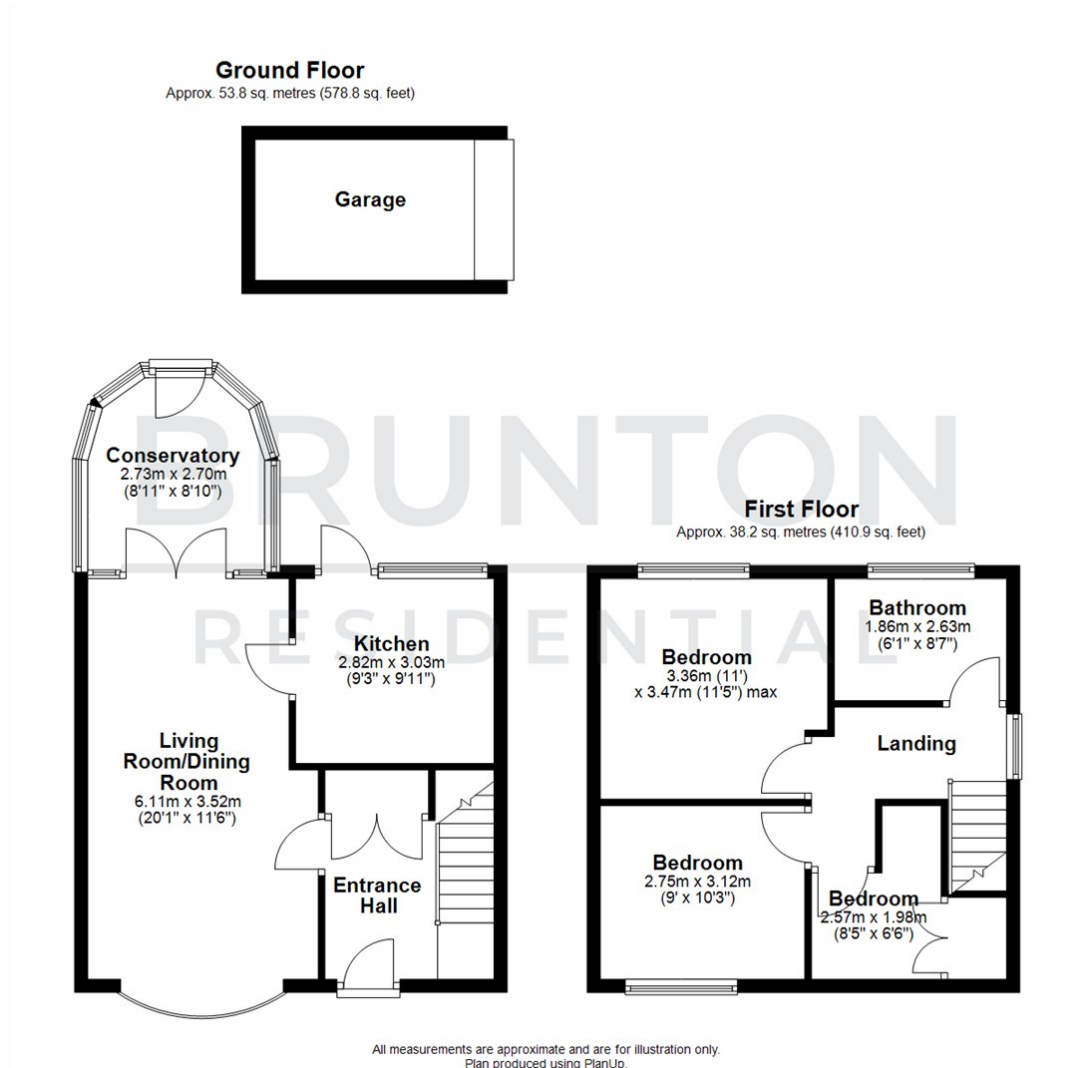
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING : D



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
		66	
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			