

SIGNATURE

NORTH EAST

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 Clickemin, Newcastle Upon Tyne NE20 9DD

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**Offers Over
£1,750,000**

Signature North East proudly presents this unique six-bedroom "eco" modular barn conversion-style new build, located in a quiet and private cul-de-sac in the desirable Ponteland village area. This property is set amidst stunning countryside surroundings with uninterrupted views of rolling fields towards Ponteland Golf Course.

Its exceptional location boasts easy access to Newcastle City Centre via road or public transport, making it ideal for commuters. Renowned for its excellent schools, Ponteland is a sought-after location, perfect for families.

Step inside to find a welcoming central hallway, complete with a W.C. and a convenient large storage cupboard. The spacious living room features a striking floor-to-ceiling window that floods the room with natural light, creating a bright and airy atmosphere while showcasing countryside views. A partition wall connects the living room to a generous dining room, perfect for entertaining and accommodating a large dining table. The kitchen offers a contemporary design with an abundance of wall and base units, sleek countertops, and bi-fold doors leading to the grounds. Adjacent to the kitchen is a large utility room for additional functionality. The remainder of the ground floor is highly adaptable housing to suit your individual needs, with three spacious rooms, each with its own ensuite.

Venture to the first floor to discover three more generously sized bedrooms, each with ensuite facilities. Bedroom six is a standout feature, boasting a walk-in wardrobe and a luxurious ensuite. The first floor also offers a versatile space ideal for a TV or cinema room, as well as another large family bathroom, ensuring all the needs of a modern family are met.

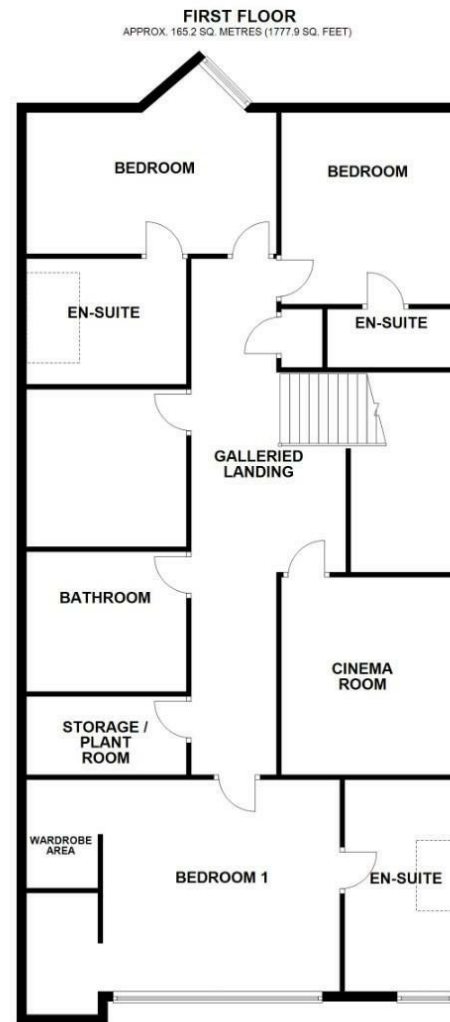
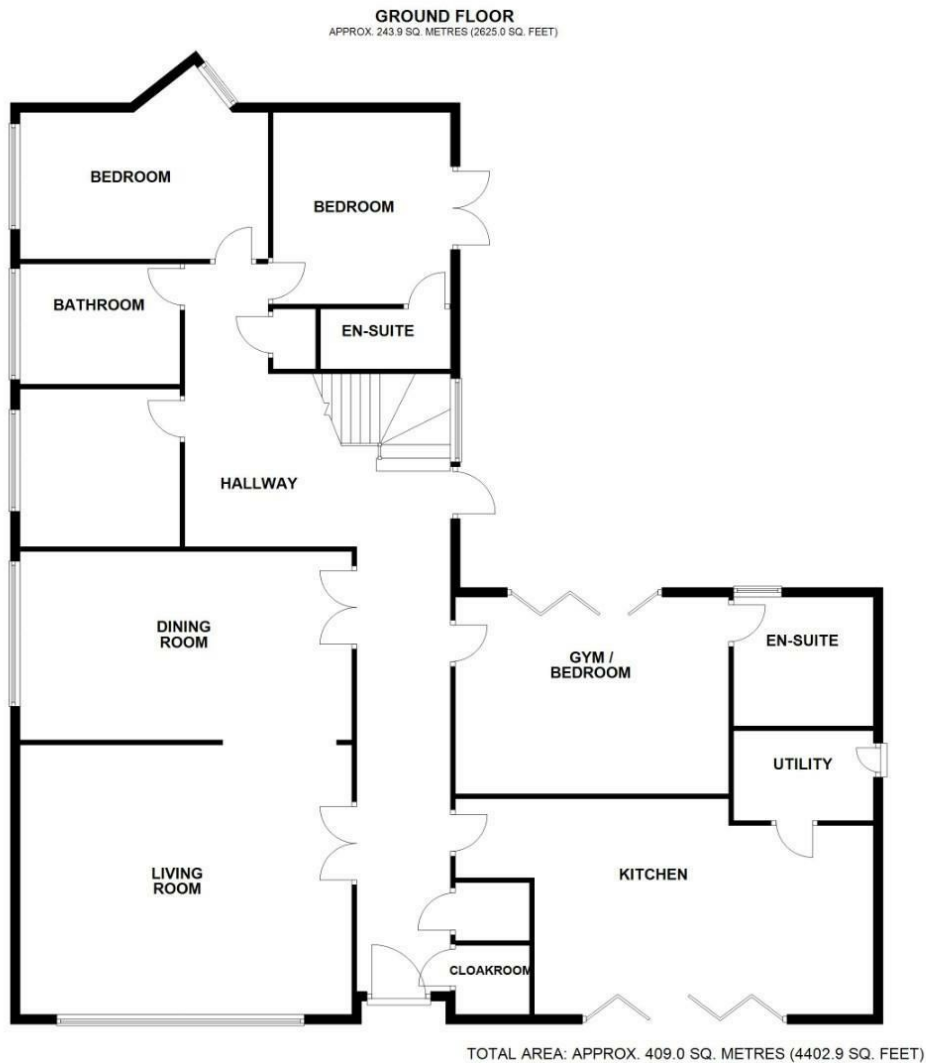
Externally, the property features a luxury private patio area, perfect for outdoor furniture and enjoying the breathtaking countryside views. The patio wraps around to the front of the property providing a lawned area and ample parking and the inclusion of an electric gate, this home combines practicality with elegance, offering the perfect retreat in a serene yet well-connected location.

The property is finished to the highest of standards and is brand new offering you the luxury of being the first owner!



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Measurements:

Living Room
22'7" x 18'4"

Dining Room
22'7" x 12'1"

Kitchen
28'6" x 14'9"

Utility Room
9'6" x 5'10"

Bedroom One
18'8" x 13'5"

Wetroom
9'6" x 8'10"

Bedroom Two
11'1" x 13'1"

En-Suite
8'10" x 3'11"

Bedroom Three
16'0" x 11'9"

Ground Floor Bathroom
10'9" x 8'2"


Bedroom Four
11'1" x 13'1"

En-Suite
9'2" x 4'7"

Bedroom Five
16'0" x 11'9"

En-Suite
9'2" x 7'10"

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 | | |
| England & Wales | EU Directive 2002/91/EC  | |





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