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2 KIRKLEY PARK, KIRKLEY, PONTELAND

Guide Price £850,000


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COMPOST









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Well-presented four-bedroom detached family home located on Kirkley Park, Kirkley, Ponteland, occupying an attractive setting with far-reaching field views.

The property offers spacious and versatile accommodation with generous reception areas, a well-appointed kitchen and four bedrooms, including a master bedroom with en suite facilities. Externally, the property benefits from gardens, multiple versatile outhouses that could be used for storage, ample parking and attractive views across the surrounding fields.

Kirkley is a desirable rural setting close to Ponteland, offering a peaceful village environment while remaining within easy reach of local shops, cafés, schools and everyday amenities. Ponteland provides a wider selection of independent shops, restaurants, leisure facilities and well-regarded schools, while Newcastle upon Tyne is readily accessible by road. The setting is particularly suited to families and those seeking a spacious home with countryside views while retaining convenient access to nearby amenities. This represents an appealing opportunity to acquire a substantial family home in an attractive Northumberland setting.

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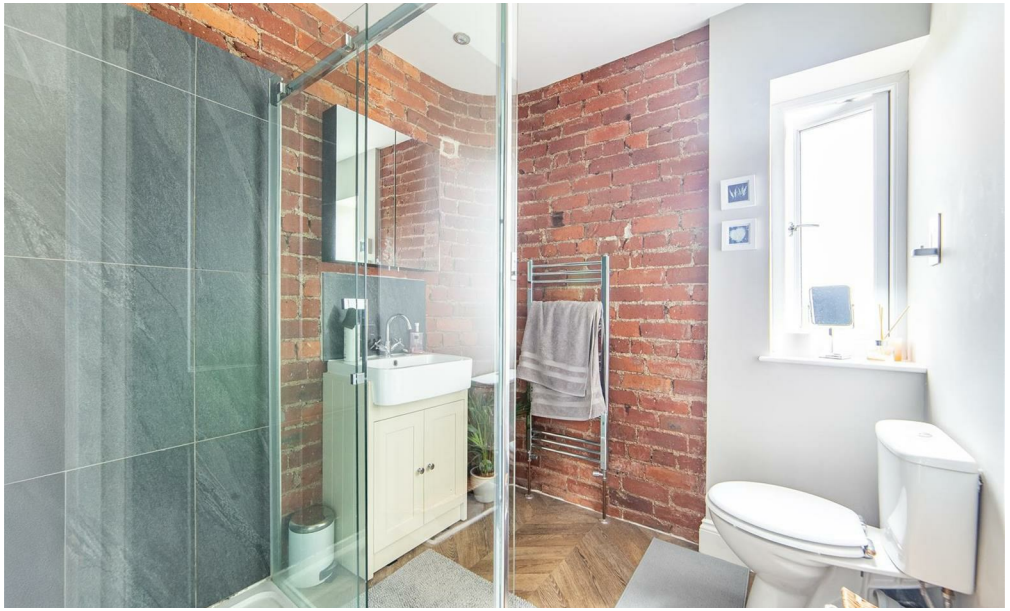
The internal accommodation comprises: an entrance directly into the dining room, where a character fireplace with exposed brickwork and a wood-burning stove creates a striking focal point. The dining room houses the staircase leading up to the first floor and provides access to the living room, with the open-plan kitchen and breakfast room beyond.

The living room is a generous reception space featuring a character brick arched fireplace housing a wood-burning stove. The open-plan kitchen and breakfast room is a highlight, centred around an island with an inset wine cooler, preparation space and seating for informal dining. The fitted kitchen features wall and base units, integrated appliances, a waist-height oven and grill, and a gas hob. Sliding doors open from the kitchen and breakfast room onto the garden. A hallway leads to the utility room and ground floor shower room, providing useful facilities.

Upstairs, the landing gives access to four bedrooms and the family bathroom. The master bedroom is an impressive space with a vaulted ceiling and en suite shower room, while the remaining three bedrooms offer flexibility for family, guests or home working. The family bathroom is fitted with a bath and separate shower, together with a WC and wash hand basin. The generous living spaces, character fireplaces and well-equipped kitchen create a distinctive family home.

Externally, the property benefits from a generous double-width driveway providing ample off-road parking, with gardens extending around the side and rear. The rear garden is predominantly laid to lawn with a paved seating area and covered outdoor seating area, providing spaces for relaxing and entertaining. There are two outhouses, one of which is currently used as storage for tools, as well as a wood store and boiler store on the rear property, creating ideal storage facilities without having to encroach on the indoor storage options. A hot tub further enhances the garden, while established planting and enclosed boundaries create a private outdoor setting.





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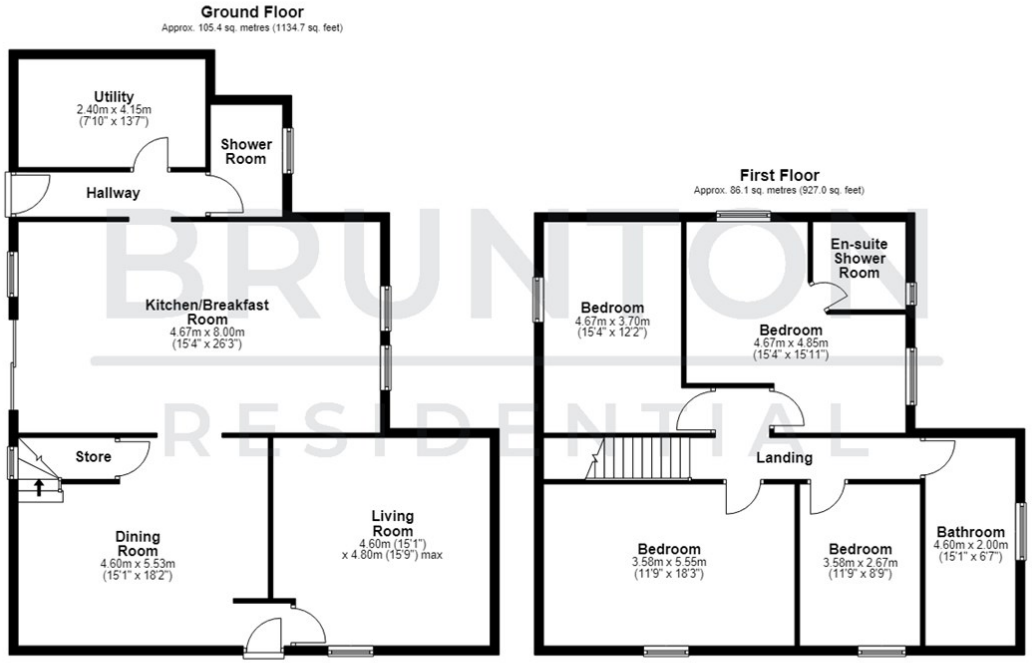
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland

COUNCIL TAX BAND : D

EPC RATING : D



Total area: approx. 191.5 sq. metres (2061.7 sq. feet)



