

BRUNTON
RESIDENTIAL



PONT VIEW, PONTELAND, NE20

Asking Price £365,000

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THREE BEDROOMS | DETACHED FAMILY HOME | GARAGE CONVERSION

Brunton Residential are delighted to offer for sale this detached family home that seamlessly combines comfort and style. The property features two welcoming reception rooms, three well-proportioned bedrooms, and two contemporary bathrooms.

Located in a sought-after area, the home benefits from nearby schools, including the highly regarded Ponteland High School and Richard Coates Primary School. Ponteland village offers convenient shopping with supermarkets and independent stores, while Ponteland Park provides ample green spaces. Excellent transport links include regular bus services and easy access to the A696, connecting to Newcastle city centre and the airport. EPC C - Council Tax band E - Freehold

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Situated at the head of the cul-de-sac on Pont View in Ponteland is this stunning detached family home, briefly comprising; entrance hallway with access to the kitchen with ample work surface area as well as opening onto the garden, lounge diner that spans the depth of the property with French doors on the conservatory offering further garden access. The current owners have converted the original garage space into an additional reception room complete with media wall and Bi-folding doors allowing light to floor in. Completing the reconfiguration is the ground floor shower room and handy utility space.

Off the landing to the first floor there are three well proportioned bedrooms, bedrooms one and two with built in storage and the family four piece bathroom with stand alone shower as well as a wall mounted TV.

Externally there is an enclosed front garden with double gates leading to the drive offering off street parking, side gate leading to the rear garden that faces West, ideal for entertaining during those warm summer nights. The property sits adjacent to a public field, ideal for growing families and offers a real community feel.

Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax Band E



BRUNTON

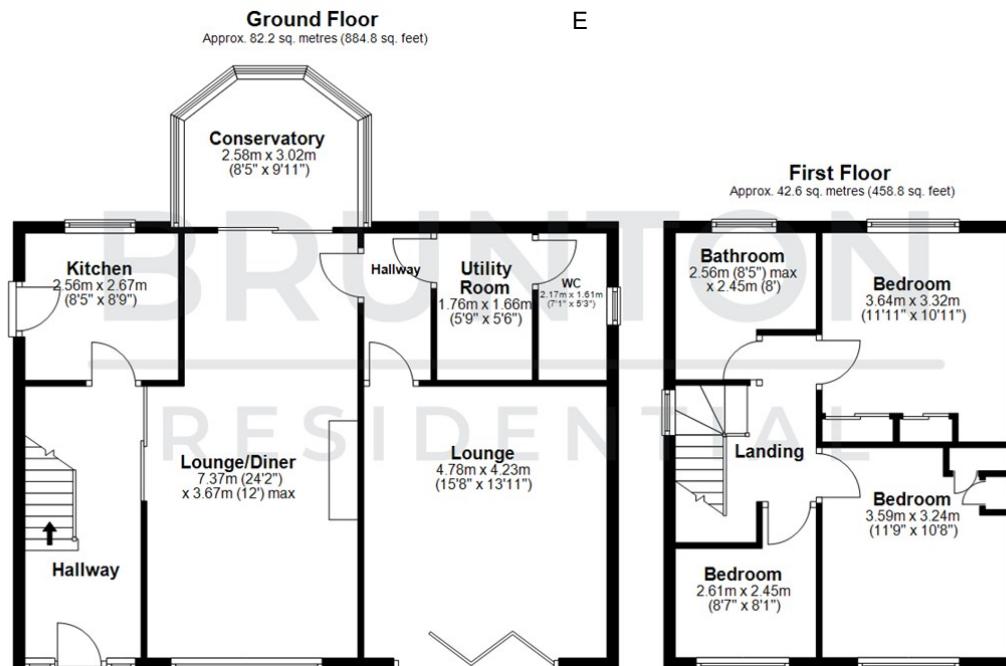
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TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : E

EPC RATING : C



Total area: approx. 124.8 sq. metres (1343.6 sq. feet)

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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