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LADYWELL WAY, PONTELAND, NE20

Offers Over £495,000

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Well-positioned three-bedroom home with open views, contemporary living space and a private rear garden.

Situated in a highly desirable part of Ponteland, this appealing home combines bright, practical accommodation with attractive surroundings. The welcoming living room features a striking long burner and large front window, while double doors open into a spacious kitchen/dining area with modern fitted units, integrated appliances and breakfast. Three bedrooms and a family bathroom are arranged across the first floor, making the property well suited to a range of buyers. A driveway, garage and enclosed rear garden complete the accommodation, while open views across the surrounding fields provide an attractive backdrop.

Ladywell Way enjoys a desirable position within Ponteland, a popular Northumberland village offering a range of shops, cafés, restaurants and everyday amenities. The area is also well regarded for its schooling, with local leisure facilities and attractive countryside nearby. Road links provide convenient access to Newcastle upon Tyne and the wider region, while Newcastle International Airport is also accessible by car. The combination of village amenities, open surroundings and connectivity makes Ponteland an appealing choice for families and professionals alike.

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The internal accommodation comprises: a welcoming living room accessed via the front entrance, featuring an impressive front-facing window that allows plenty of natural light to fill the space, alongside a long burner. Double doors lead through to a spacious open-plan kitchen/dining area positioned at the rear of the property, creating a natural flow between the principal living spaces.

The kitchen is fitted with a modern range of wall and base units, complemented by integrated appliances and a central island, providing a practical and stylish setting for everyday cooking and entertaining. Overlooking the rear garden, this generous space also benefits from direct access outside, allowing the garden to become a natural extension of the living accommodation during the warmer months.

To the first floor, the landing provides access to three bedrooms and a well-appointed family bathroom. The practical layout offers comfortable accommodation for a variety of buyers, whether first-time purchasers, professional couples or young families seeking a home in this highly regarded area.

Externally, the property benefits from a driveway providing off-street parking in front of the garage, alongside a small lawned front garden. To the rear, the enclosed garden is bordered by timber fencing and laid predominantly to lawn, enjoying a good degree of sunlight and providing a pleasant setting for relaxing, outdoor dining and entertaining. The property's position also affords attractive open views across the surrounding fields, adding to its appeal.





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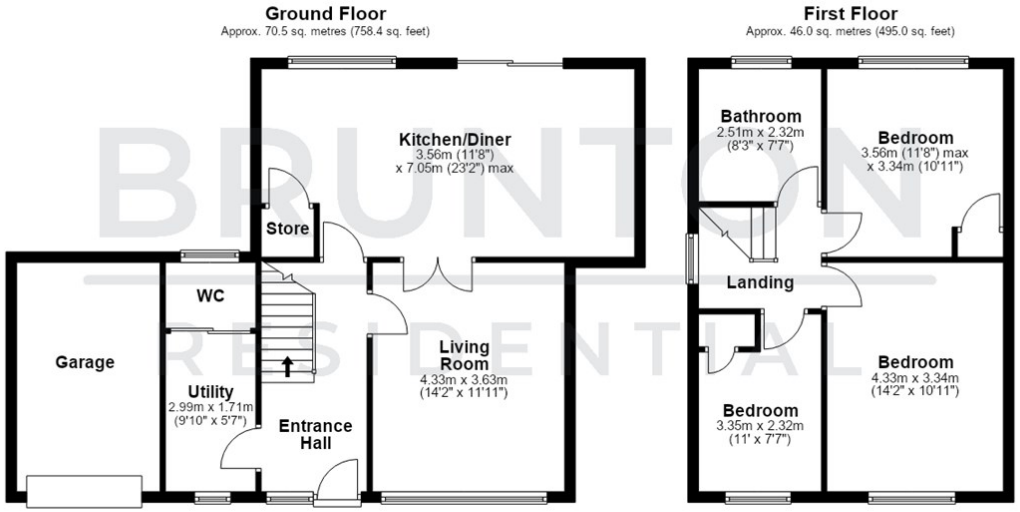
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : E

EPC RATING :



Total area: approx. 116.4 sq. metres (1253.4 sq. feet)



