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DUNSGREEN, PONTELAND, NE20

Asking Price £425,000

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Fabulous Three Bedroom Link Detached House on Dunsgreen, Entrance Porch, Ground Floor WC, Open Plan Lounge/Diner With Log Burner, Modern Kitchen, Garden Room, Three Generous Bedrooms, Family Bathroom, Garage And West Facing Garden.

This well-presented property has a two-storey layout, with the ground floor featuring a generous living/dining room, a modern kitchen with integral appliances, a lovely garden room overlooking the rear garden, and a convenient ground-floor shower room. The first floor provides access to three well-proportioned bedrooms and a well-appointed family bathroom. The property further benefits from off-street parking, a garage, and a beautifully maintained West facing rear garden.

Conveniently situated in Dunsgreen, Ponteland, the home is within easy reach of local shops, excellent schools, and everyday amenities. Ponteland Village offers a wider selection of retail, leisure, and dining options, while excellent road links and nearby bus and Metro train routes provide straightforward access to Newcastle and the surrounding areas. Newcastle International Airport is a short drive away, making this an excellent location for international travel. Freehold - EPC D - Council Tax Band E.

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The internal accommodation comprises:

The front door opens to an entrance hallway that provides excellent space for coats and boots. To the rear of the hallway, there is a modern shower room, and to the left, a generous living and dining room featuring a front-aspect window, a log-burning stove, and direct access into a conservatory/garden room overlooking the patio and rear garden. To the rear, there is a modern, fitted kitchen with integrated appliances.

To the first floor, the landing gives access to three well-sized bedrooms and a well-appointed family bathroom.

Externally, the property benefits from a driveway with access to a garage, as well as a front garden. To the rear, there is a beautifully landscaped West-facing garden with a patio area ideal for entertaining, a lawn, and mature planted borders enjoying excellent sunlight throughout the day.



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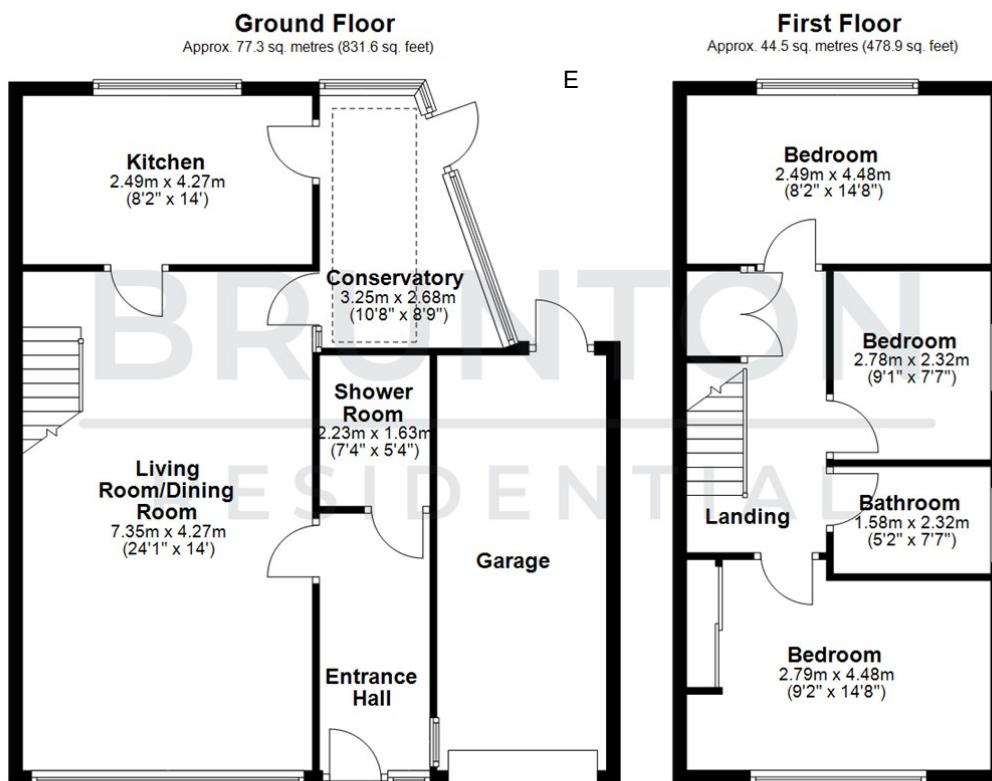
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TENURE : Freehold

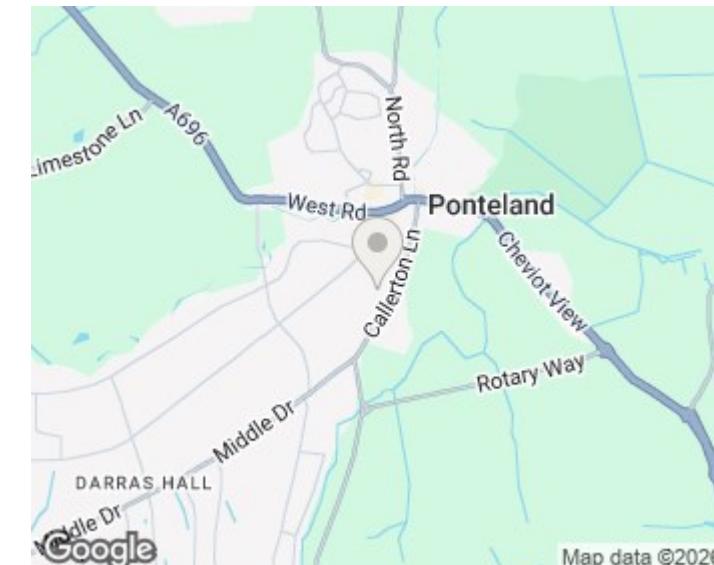
LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : E

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		82
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	