



4



3



2

- 4 Bedroom Detached House
- Lounge
- Two En-suites & Bathroom
- Council Tax Band F / EPC Rating B

- Landscaped Gardens and Views
- Dining Room or 5th Bedroom
- Detached Twin Garage

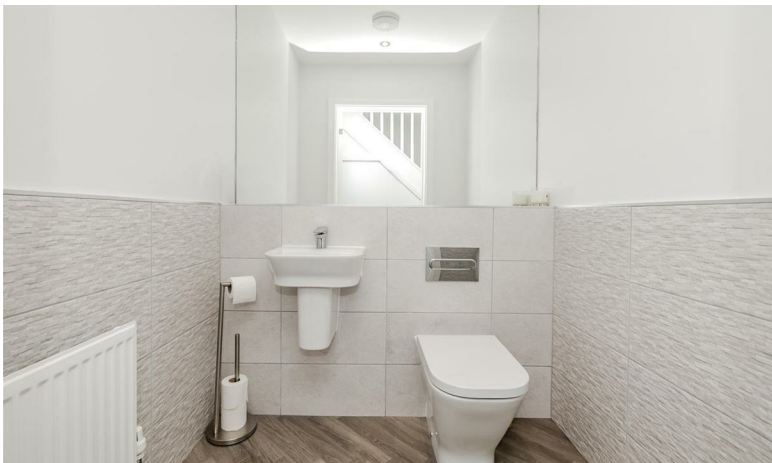
- Open plan Kitchen/Dining/Living Room
- Utility Room and Cloaks WC
- Well Presented

A wonderful opportunity to purchase a superbly presented and appointed 4 bedroom detached house, in a fabulous location, with stunning views over countryside. The welcoming Reception Hall has a Cloakroom/WC fitted with a low level wc and wash basin. The Living Room is positioned to the front with feature media wall incorporating a panoramic fire. Also from the hall and to the front is a separate Dining Room or 5th Bedroom. The magnificent open plan Kitchen/Dining/Living Room is fitted with a range of wall and base units with sink unit, split level double oven, induction hob with extractor over, integral fridge, freezer, dishwasher and French doors to the rear garden. The Utility Room has a sink unit, central heating boiler and plumbed for a washer. Stairs lead from the hall to the First Floor Landing, with feature seating niche. Bedroom 1 is to the front and has a range of built in wardrobes and an En Suite Shower/WC, with wc with concealed cistern, wall mounted wash basin and a shower enclosure. Bedroom 2, also a double has an en-suite shower room with wc with concealed cistern, wall mounted wash basin with shower enclosure. Bedroom 3 is a double and Bedroom 4 currently used as a study and has fitted wardrobes. The family Bathroom has a wc with concealed cistern, wall mounted wash basin and panelled bath with large mirror over. There is also a detached double Garage with twin up and over doors.

Externally, the Front Garden is lawned with a range of shrubs and block paved driveway to the garage. The delightful south facing Rear Garden is ideal for family use with good sized lawn, patio areas and bespoke raised planters

Medburn is a hamlet close to Ponteland and Darras Hall, with excellent amenities and is ideal for access to the airport, city and surrounding countryside.

**Please see Floor Plan on Page 4 for room sizes.*





Energy Performance: Current Potential

Council Tax Band: F

Distance from School:

Distance from Metro:

Distance from Village Centre:

Please note all sizes and distances are approximate.

**2024
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