



4



2



2

- Available from 17th July 2022
- 2 Separate WC's
- Family & En Suite Bathrooms
- Ideal Family Property

- 4 Bed Stone Built Detached House
- Spacious Kitchen
- Double Garage with Electric Doors

- Accommodation over 3 levels
- First Floor Level Patio
- Lovely Views

A superbly appointed 4 bedroomed stone built, split level design, detached house with accommodation over three floors. Pleasantly situated on the edge of this sought after village and enjoying lovely open views, this spacious family property has gas fired central heating, sealed unit double glazing and oak flooring to a number of rooms. The Reception Hall leads to a Cloakroom/WC fitted with a wc and wash basin. The Study would also make a good 4th Bedroom. The Utility Room is fitted with a range of units and plumbing for a washer. Stairs lead from the hall to the First Floor Landing with the focal point of the Lounge being a real flame gas fire set within a lovely marble surround. With views to the front, double doors open to a patio to the rear. The Dining Room could also make a further bedroom. The 'L' shaped Breakfasting Kitchen is fitted with a good range of wall, base and display units with ceramic sink unit, dual fuel Rangemaster range style cooker with extractor over, integral fridge and dishwasher with matching doors, views to the front and doors to the patio. There is also a WC with wc and wash basin. To the Second Floor, the 20' Master Bedroom has a range of fitted wardrobes, dressing table, views to the front and an En Suite Shower/WC with wc, pedestal wash basin and shower quadrant with mains shower. Bedroom 2, to the side and rear, extends to 18'. Bedroom 3 has a range of fitted wardrobes and is to the rear. The Bathroom/WC has a 4 piece suite comprising wc, wash basin with vanity shelf over, panelled bath and shower cubicle with mains shower. The integral Double Garage is spacious, with electric twin up and over doors. There is also a further separate ground floor room, ideal for storage or for conversion to a Gym.

Externally, there is ample parking and driveway to the front, with first floor level Patio to the rear. Heddon-on-the-Wall has a very good First School channelling to excellent Middle & High schools.

Reception Hall

Cloakroom/WC

Utility Room 10' x 4'10" (+recess) (3.05m x 1.47m (+recess))

Study/Bedroom 4 9'9" x 7'9" (2.97m x 2.36m)

First Floor Landing

Lounge 17'10" x 11'10" (5.44m x 3.61m)

Dining Room 11'6" x 10'8" (3.51m x 3.25m)

Breakfasting Kitchen 18'2" x 15'3" (max) (5.54m x 4.65m (max))

WC

Second Floor Landing

Bedroom 1 20'6" x 9'7" (+dr recess) (6.25m x 2.92m (+dr recess))

En Suite Shower/WC 7'2" x 6'4" (2.18m x 1.93m)

Bedroom 2 18'2" x 9'6" (max) (5.54m x 2.90m (max))

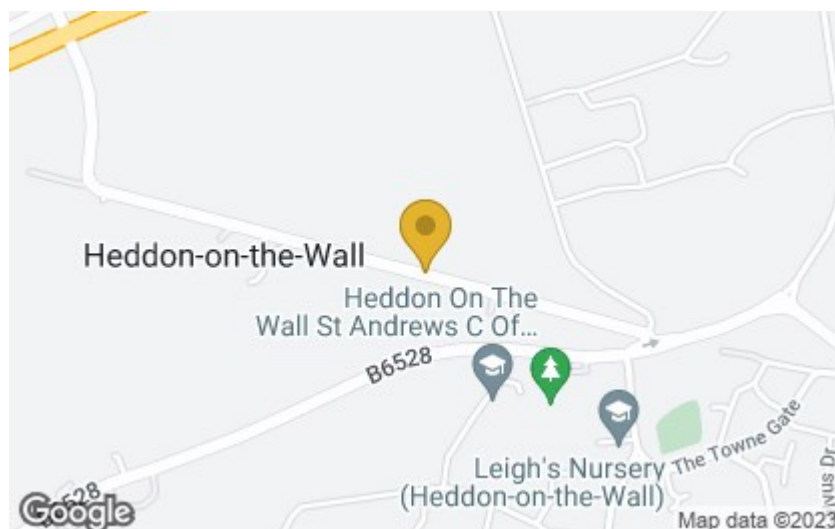
Bedroom 3 9'9" x 8'2" (2.97m x 2.49m)

Bathroom/WC 9' x 7' (2.74m x 2.13m)

Double Garage 23' x 18' (7.01m x 5.49m)

Gym/Store 19'6" x 11' (5.94m x 3.35m)

Information For Tenants - Fees



Energy Performance: Current C Potential A
Northumberland County Council: 0345 6006400
Council Tax Band: E
Heddon First School: 0.4 Miles (by road)
Ponteland: 5.82 Miles
Newcastle Central Railway Station: 10.08 Miles
Newcastle International Airport: 6.18 Miles

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.