



- Dormer Bungalow
- Two First floor Bedrooms
- 2 Cloaks WC
- Council Tax Band D

- Great Location
- Spacious Lounge
- Utility

- Ground Floor Bedroom and Bathroom
- 24' Kitchen Diner
- Porch & Garage

A 3 bedroom semi detached, dormer bungalow within an excellent location in the sought after village of Ponteland. The Entrance porch leads to the Lounge, with living flame gas fire with cast metal surround, bay window to front and double doors to the Kitchen. Door to Bedroom 1 with bay window to front and fitted wardrobes. From the Lounge, door to Inner hall with stairs to first floor. Door to cloakroom WC and door to the 24 ft. Kitchen/Diner fitted with a range of wall and base units with sink unit, range oven with gas hob and extractor over, space for dishwasher and double doors to the garden deck area. Door to garage with electric access door, wall mounted Gas combi boiler and door to utility with Belfast style sink, space and plumbing for washer and dryer and door to garden. From the inner hall door to the Bathroom fitted with a white suite comprising free standing bath, corner shower cubicle, pedestal wash basin, bidet and WC. Stairs lead from the hall to the First Floor Landing which could be used for a study area. Bedroom two has window to rear and Bedroom 3 has fitted wardrobes, eaves storage cupboard and a window to rear. From the landing there is a separate WC with wash basin.

Externally, the Front Garden is block paved, with mature hedge to front. The Rear Garden has a raised and covered deck area, patio and lawn with well stocked borders.

This property is ideally located for amenities including schools for all ages, along with a good choice of pubs, restaurants, shops and leisure facilities. There are excellent road and public transport links to Newcastle International Airport and into the city.

**Entrance Porch 6'6" x 5'4" (1.991 x 1.626)**

**Cloaks WC**

**Lounge 16'7" x 13'8" (5.067 x 4.172)**

**Kitchen/Dining Room 24'3" x 10'3" (7.406 x 3.125)**

**Ground Floor Bedroom 1 14'0" x 11'2" (4.271 x 3.421)**

**Bathroom WC 11'3" x 8'7" (3.431 x 2.634)**

**Utility 9'5" x 9'8" (2.883 x 2.969)**

**Garage 16'4" x 12'5" (4.979 x 3.786)**

**First Floor Landing - Study Area**

**Bedroom 2 19'8" x 9'8" (6.014 x 2.953)**

**Bedroom 3 15'5" x 8'8" (4.712 x 2.645)**

**Cloaks WC**





Energy Performance: Current E Potential B

Council Tax Band: D

Distance from School:

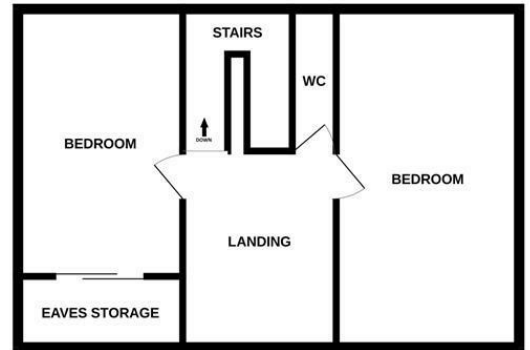
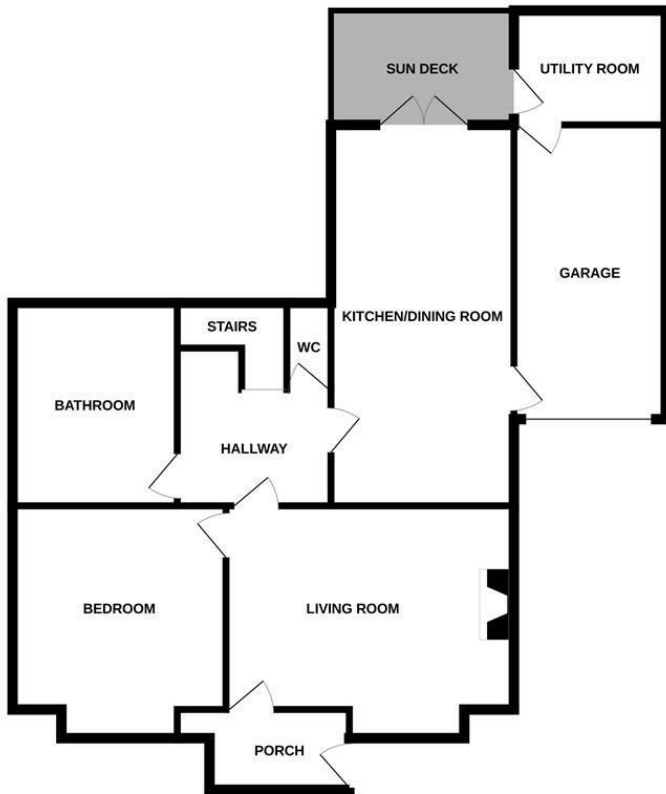
Distance from Metro:

Distance from Village Centre:



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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