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- 3 Bed Semi Detached House
- Dining Room
- Fitted Kitchen
- South Facing Rear Garden

- Extended Family Accommodation
- Orangery with French Doors
- Store/Work Room

- Lounge with Fireplace
- Cloaks/WC/Utility
- Bathroom/WC with Separate Shower

A well presented and extended 3 bedroomed semi detached house, providing excellent family accommodation within this sought after village. Available unfurnished and with children and pets welcome, the Entrance Porch leads to the Reception Hall and on to the Lounge, with a coal effect real flame gas fire within an attractive fireplace and through to the Dining Room, with patio doors to the Orangery, with lantern roof and French doors to the rear garden. The Kitchen is fitted with a range of wall and base units, with sink unit, split level double oven with 4 ring gas hob and dishwasher. The Cloakroom/WC/Utility is fitted with a low level wc, pedestal wash basin and plumbing for a washer. There is also a useful Store/Workroom, with doors to the front and rear. Stairs lead from the hall to the First Floor Landing, with access to the loft. Bedroom 1 is to the front and has fitted wardrobes with central drawer units. Bedroom 2 has fitted wardrobes, a cupboard housing an insulated hot water cylinder and is to the rear. Bedroom 3 is to the side and has fitted double wardrobes. The Bathroom/WC has a low level wc, pedestal wash basin, roll top bath with central telephone style shower mixer, shower cubicle with electric shower and a towel warmer.

Externally, the Front Garden is lawned, with plants and shrubs to the borders and block paved driveway. The private Rear Garden is South facing with lawn, block paved patio, shed and well stocked borders.

Simonside View is off Ladywell Way, off North Road on the Northern periphery of Ponteland. The 'village' has excellent facilities including schools for all ages, wide range of shops, good choice of pubs and restaurants and a range of sporting and leisure facilities. Ponteland is well placed for Newcastle International Airport and is within excellent commuting distance of the city.

**Entrance Porch 8'6 x 4'6 (2.59m x 1.37m)**

**Reception Hall 13'9 x 6'6 (4.19m x 1.98m)**

**Lounge 13'6 x 11'8 (4.11m x 3.56m)**

**Dining Room 11'2 x 9'10 (3.40m x 3.00m)**

**Orangery 16'7 x 10'0 (5.05m x 3.05m)**

**Kitchen 11'2 x 8'2 (3.40m x 2.49m)**

**Cloakroom/WC/Utility 4'10 x 4'7 (1.47m x 1.40m)**

**Work Room/Store 17'6 x 9'3 (5.33m x 2.82m)**

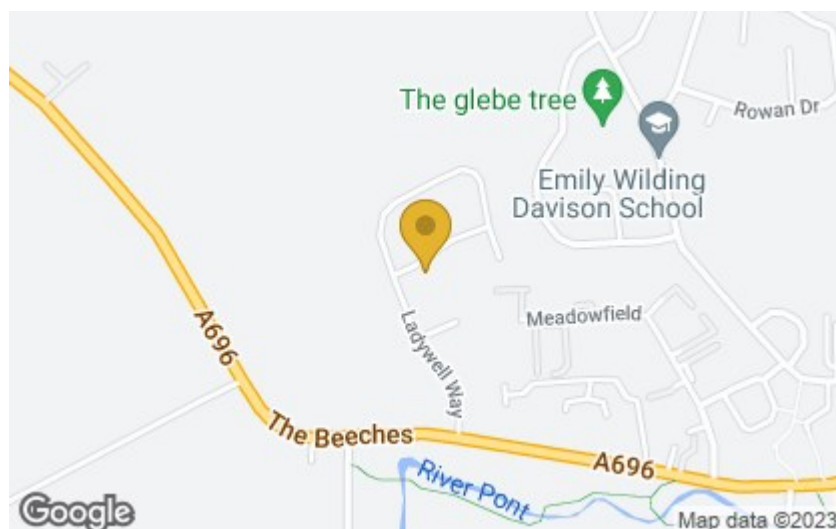
**First Floor Landing**

**Bedroom 1 13'6 x 9'10 (4.11m x 3.00m)**

**Bedroom 2 11'2 x 10'2 (3.40m x 3.10m)**

**Bedroom 3 9'8 x 7'4 (2.95m x 2.24m)**

**Bathroom/WC 8'6 x 7'10 (2.59m x 2.39m)**



Energy Performance: Current C Potential B

Council Tax Band:

Distance from School:

Distance from Metro:

Distance from Village Centre:

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.