



- 4 Bed Detached Bungalow
- Spacious 22' Kitchen with Aga
- En Suite Bathroom/WC
- Good Sized Gardens

- Lounge with Multifuel Stove
- Utility Room
- Refurbished Family Shower/WC

- Separate Dining Room
- Cloaks/WC
- Generous Double Garage



A deceptively spacious 4 bedroomed detached bungalow occupying a prominent, yet private, garden plot, within this highly desirable residential area. The focal point of the welcoming Reception Hall is an electric fire set against a lovely polished wood fireplace. The Cloakroom/WC has a low level suite and wall mounted wash basin. The dual aspect Lounge has a multi-fuel stove within a rustic brick inglenook fireplace, and double doors open to the Dining Room with bow window. The generous dual aspect 22' farmhouse style Breakfasting Kitchen is perhaps, the heart of this property, fitted with wall, base and display units, sink unit, fabulous 4 oven gas fired Aga, split level double oven, integral fridge, freezer and dishwasher with matching doors, electric stove within a rustic surround, mock beamed ceiling and stable style door to the rear. The Utility Room has a range of units with sink unit, combi boiler and plumbing for a washer. The Inner Hall leads to the bedrooms with Bedroom 1 to the rear, having a spacious walk in wardrobe and refurbished En Suite Bathroom/WC, with wc, washbasin with storage under, mirror with integral light over, double ended bath and double shower enclosure with rainhead and hand held showers and underfloor heating. Bedroom 2 is to the side, whilst Bedroom 3 has patio doors opening to the side garden and Bedroom 4 is also to the side. The Shower/WC has also been refurbished with a wc, wash basin with mirror with integral light over, oversized shower enclosure with rainhead and hand held showers and underfloor heating. The Double Garage is attached with twin up & over doors.

Externally, wrought iron gates open to a block paved driveway to the garage, with lawn, mature shrubs and plants and continuing to the Side Garden, West facing and very private, with patio, lawn and mature conifers. The lovely Rear Garden has a patio, lawn, vegetable beds, plants, shrubs and greenhouse with electricity.

**Reception Hall 13'8 x 11'20 (4.17m x 3.35m)**

**Cloakroom/WC 5'6 x 2'9 (1.68m x 0.84m)**

**Lounge 16'10 x 13'8 (5.13m x 4.17m)**

**Dining Room 14'0 x 10'6 (4.27m x 3.20m)**

**Breakfasting Kitchen 22'3 x 18'10 (6.78m x 5.74m)**

**Utility Room 9'2 x 6'0 (2.79m x 1.83m)**

**Inner Hall**

**Bedroom 1 13'2 x 11'9 (4.01m x 3.58m)**

**En Suite Bathroom/WC 9'10 x 7'9 (3.00m x 2.36m)**

**Bedroom 2 14'0 x 9'10 (+dr recess) (4.27m x 3.00m (+dr recess))**

**Bedroom 3 12'10 x 10'9 (3.91m x 3.28m)**

**Bedroom 4 10'4 x 8'2 (3.15m x 2.49m)**

**Shower/WC 5'6 x 9'8 (max) (1.68m x 2.95m (max))**

**Double Garage 19'10 x 20'3 (max) (6.05m x 6.17m (max))**



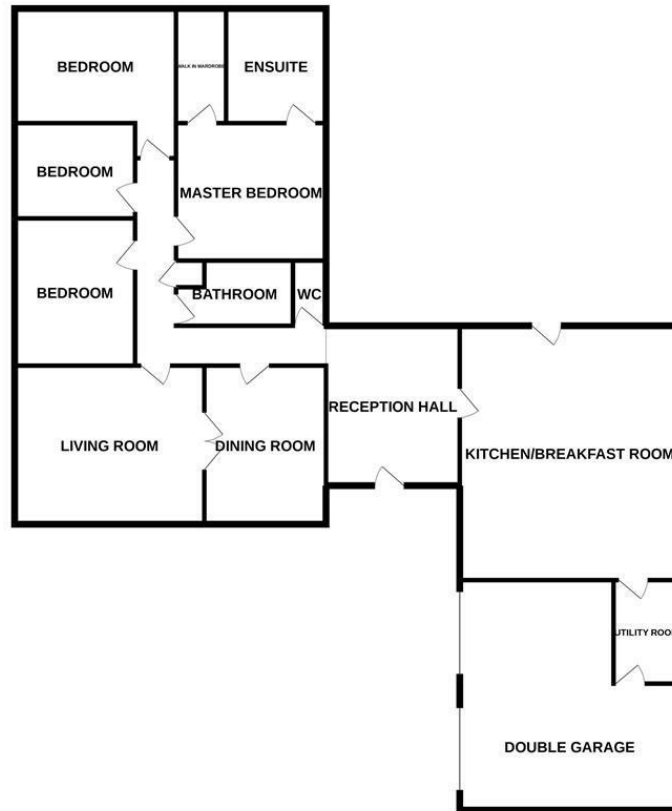




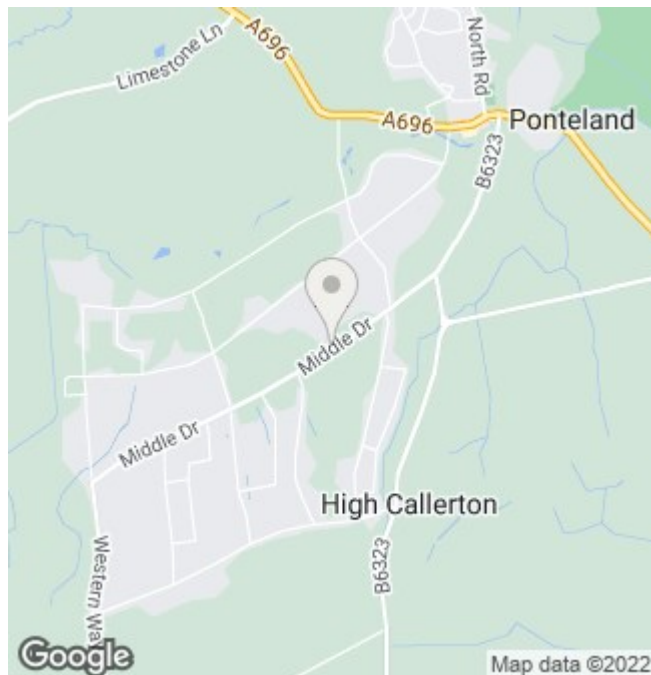
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 Ponteland Primary & High Schools: 0.8 Miles  
 Newcastle International Airport: 2 Miles  
 Newcastle Central Railway Station: 9.9 Miles



## GROUND FLOOR



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