



- 2 Bed Detached Bungalow
- Cloakroom/WC
- Shower/WC
- Sought After Development

- Exclusively for Ages 55+
- 21' Lounge with French Doors
- Lovely Gardens

- Superbly Appointed & Presented
- Fitted Kitchen
- Detached Garage with Electric Door

A beautifully appointed and presented 2 bedrooed detached bungalow, conveniently located within this sought after development, exclusively for those aged 55+ years. The Reception Hall leads to the Cloakroom/WC, with wall mounted wc, wash basin with storage under and chrome towel warmer. The focal point of the 21' Lounge is a coal effect real flame gas fire within a contemporary surround and there are French doors to the side. The Kitchen is fitted with a range of wall and base units with sink unit, granite work surfaces, split level double oven, 4 ring gas hob with extractor over, integral fridge, freezer and dishwasher with matching doors, concealed plumbing for a washer, and cupboard housing the combi boiler. The Inner Hall, with cloaks cupboard and access to the loft, leads to the bedrooms. Bedroom 1 is to the rear and has built in wardrobes. Bedroom 2 also has built in wardrobes as well as a French door to the rear. The Shower/WC is fitted with a wall mounted wc, vanity unit with wash basin with storage under and mirror over, shower enclosure with rainhead and hand held showers and chrome towel warmer. There is also a Detached Garage with electric roller shutter door.



Externally, the well tended Front Garden has a lawn, collection of shrubs to the bed and borders and hedge surround, with a driveway to the garage. The Rear Garden has a patio with lawn beyond, a range of plants and shrubs and a cold water tap.

Old Station Court is delightfully situated, close to the old bridleway with walks into Ponteland, and is close to local shops, restaurants and other amenities on Broadway. Ponteland has good road and public transport links into the city and is well placed for Newcastle International Airport.

Reception Hall 6'8 x 3'3 (2.03m x 0.99m)

Cloakroom/WC 6'0 x 3'2 (1.83m x 0.97m)

Lounge 21'5 x 14'11 (into recess) (6.53m x 4.55m (into recess))

Kitchen 9'8 x 7'9 (2.95m x 2.36m)

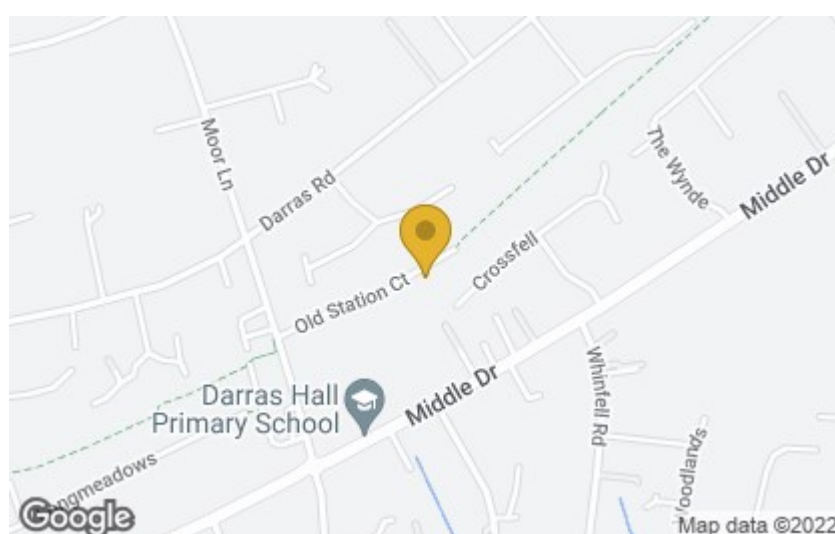
Inner Hall

Bedroom 1 12'5 x 9'10 (+dr recess) (3.78m x 3.00m (+dr recess))

Bedroom 2 10'11 x 10'10 (3.33m x 3.30m)

Shower/WC 7'10 x 6'6 (2.39m x 1.98m)

Detached Garage 17'0 x 8'5 (5.18m x 2.57m)



Energy Performance: Current C Potential B
Council Tax Band: E
Distance from Ponteland Village Centre: 1.6 miles
Distance from Newcastle International Airport: 2.7 miles
Distance from Newcastle Central Railway Station: 10.5 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.