



4



2



2

- 4 Bedrooms
- Kitchen / Breakfast Room
- Family Bathroom WC

- Lounge
- Utility Room
- Cloakroom WC

- Dining Room
- En-suite Shower Room WC
- Garage

An extended and well presented 4 bed roomed semi detached dormer style house, with lovely gardens in an excellent location at the head of a cul-de-sac, within this sought after village. The Reception Hall has cloakroom WC fitted with wash basin and wc. The 22' Lounge, with multi-fuel stove is recessed into the chimney breast and has double door to the Dining Room with another set of double doors opening to the rear garden and patio. The open plan Kitchen/Breakfast room/sitting room with double doors to garden is fitted with a range of units with inset sink, range style cooker with extractor over, built in microwave and integral fridge and dishwasher with matching doors, and leads through to the Utility room, fitted with a range of units with sink unit, space and plumbing for washing machine and space for tumble dryer, wall mounted gas combination boiler and door to Garage with up and over access door and window and door to the rear garden. Stairs lead from the hall to the First Floor Landing, The spacious Master Bedroom has window to rear and door to En-suite shower room fitted with a shower cubicle, WC and wash basin. Bedrooms 2 is to the front and has built in storage cupboard, Bedroom 3 is also a double and to the rear. Bedroom 4 is to the rear and has fitted wardrobes.

Externally, the Front Garden has a range of shrubs and plants and driveway parking. The Rear Garden is very private, with stone patio, lawn, planted borders, a collection of shrubs and trees and garden shed.

Rothley Close is just off Ladywell Way, ideally located for 'village' amenities, including schools for all ages, wide choice of pubs and restaurants, excellent selection of shops and a range of leisure and sporting facilities. Ponteland is conveniently situated for Newcastle International Airport and is within ideal commuting distance of the city. Council Tax Band C

Entrance Hall

Cloaks WC

Living Room 21'10" x 10'2" (6.666 x 3.105)

Dining Room 15'4" x 8'11" (4.698 x 2.743)

Kitchen/Breakfast Room 25'3" x 10'7" (7.697 x 3.241)

Utility Room

Bedroom 1 18'4" x 10'7" (inc. en-suite) (5.592 x 3.238 (inc. en-suite))

En-suite Shower Room WC

Bedroom 2 13'0" x 9'9" (3.965 x 2.990)

Bedroom 3 11'8" x 7'10" (3.580 x 2.409)

Bedroom 4 8'8" x 7'11" (2.661 x 2.419)

Bathroom WC 6'5" x 6'2" (1.971 x 1.898)

Garage 20'11" x 10'3" (6.391 x 3.149)





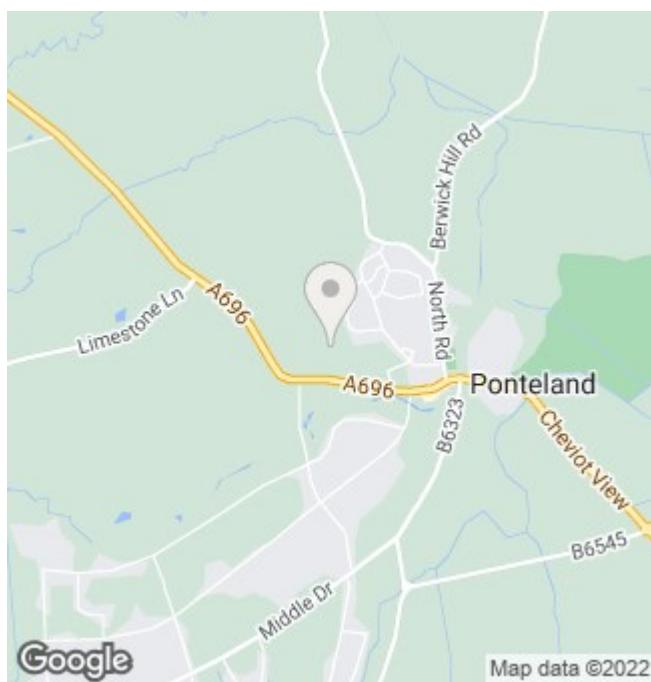
Energy Performance: Current C Potential B

Council Tax Band: C

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.