



3



1



2

- 3 Bed Semi Detached House
- Sitting Room with Fireplace
- Spacious Utility Room
- Good Sized Family Gardens

- Well Appointed & Presented
- Conservatory
- Cloaks/WC

- Lounge with Fireplace and Bay
- Superbly Fitted Breakfasting Kitchen
- Attached Garage

A 3 bedoomed semi detached house, well presented and appointed and superbly situated within this highly sought after location, well placed for local shops, schools and amenities. The Reception Hall has a decorative arch, dado rail and tiled floor and leads to the Lounge, with coal effect real flame gas fire within an attractive painted surround and a bay to the front. The Sitting Room also has a coal effect living flame gas fire within a Minster style surround, picture panel and French door opening to the Conservatory, overlooking and with a door to the rear garden. The Breakfasting Kitchen is superbly fitted with a range of wall and base units, sink unit, granite work surfaces and breakfast bar, split level double oven, 4 ring gas hob with extractor over, integral fridge and dishwasher with matching doors and pantry. The spacious Utility Room is also fitted with a good range of units, double bowl Belfast sink, plumbing for a washer, central heating boiler and door to the rear. There is a Cloakroom/WC with low level wc and wall mounted wash basin with vanity shelf and mirror over. Stairs lead from the hall to the First Floor Landing, with access to the loft. Bedroom 1 has a good range of fitted wardrobes, ornate fireplace and bay to the front. Bedroom 2 is to the rear and Bedroom 3 is to the front. The Bathroom/WC has a 4 piece white suite with low level wc, vanity unit with wash basin and large mirror with light over, corner spa bath and shower quadrant with electric shower, fully tiled walls and floor and a chrome towel warmer. The Garage is attached with up and over door.

Externally, the lovely Front Garden has a fabulous collection of shrubs and plants. Wrought iron gates open to a block paved driveway. The generous Rear Garden is private and ideal for family use, with patio, lawns, pond, a range of plants and shrubs to the borders, additional concealed garden area, 2 sheds and pergola.

**Reception Hall 15'6 x 6'6 (4.72m x 1.98m)**

**Lounge 12'10 x 15'0 (into bay) (3.91m x 4.57m (into bay))**

**Sitting Room 14'0 x 11'4 (4.27m x 3.45m)**

**Conservatory 12'3 x 9'4 (3.73m x 2.84m)**

**Breakfasting Kitchen 10'6 x 7'10 (3.20m x 2.39m)**

**Utility Room 10'9 x 7'10 (3.28m x 2.39m)**

**Cloakroom/WC 5'6 x 2'6 (1.68m x 0.76m)**

**First Floor Landing**

**Bedroom 1 10'3 x 15'2 (into bay) (3.12m x 4.62m (into bay))**

**Bedroom 2 14'0 x 11'2 (4.27m x 3.40m)**

**Bedroom 3 8'0 x 7'9 (2.44m x 2.36m)**

**Bathroom/WC 8'2 x 7'6 (2.49m x 2.29m)**

**Garage 12'7 x 9'5 (3.84m x 2.87m)**





Energy Performance: Current E Potential C

Council Tax Band: E

Northumberland County Council: 0345 600 6400

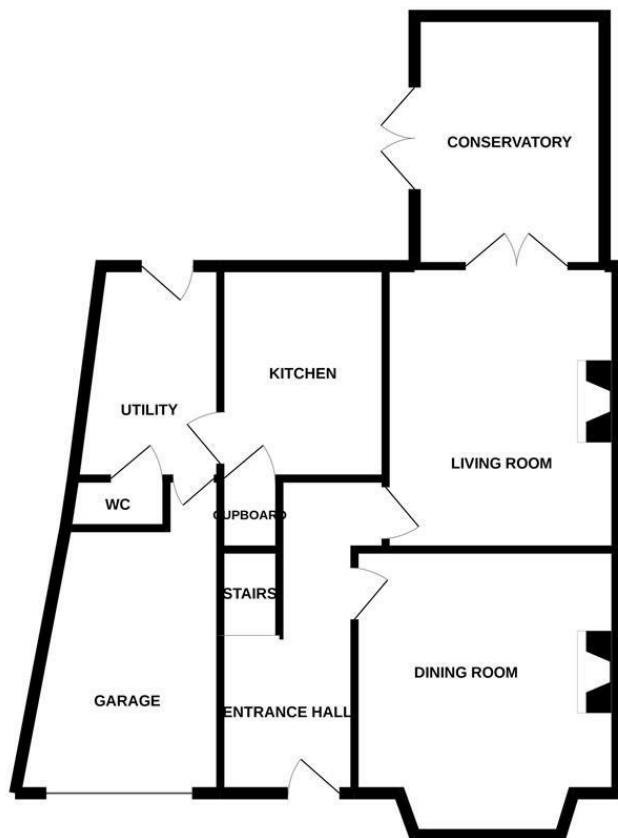
Darras hall Primary School: 0.1 Miles

Ponteland Primary/High Schools: 1.2 Miles

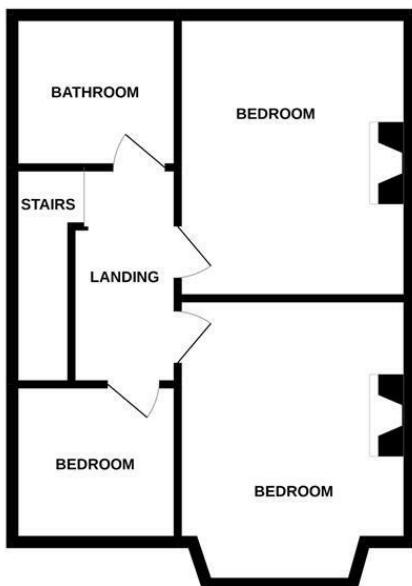
Newcastle International Airport: 2.4 Miles

Newcastle Central Railway Station: 10.3 Miles

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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