



- 3 Bed Detached House
- Entrance Porch
- Sun Room
- Open Aspect

- Fabulous Location
- Open Plan Lounge
- Detached Garage

- Potential for Cosmetic Updating
- Separate Dining Room
- Front & Rear Gardens

This 3 bedroomed detached house occupies a fabulous position, with open aspect over surrounding countryside to the front. Well maintained, there is scope for cosmetic updating and a wonderful opportunity to create a superb family house to the successful purchaser's own taste and requirements. The Entrance Porch, with tiled floor, leads to the spacious open plan Lounge, with electric coal effect electric fire within an attractive polished wood Adam style surround, wall lights and is open to the Dining Room, with patio doors to the Sun Room, overlooking and with French door to the rear garden. The Kitchen is fitted with a range of wall and base units, sink unit, plumbing for a washer, tiled floor, combi boiler and door to the side. Stairs lead from the lounge to the First Floor Landing, with access to the loft. Bedroom 1 has views to the front and a range of fitted wardrobes, overhead storage cupboards, dressing table and drawer units. Bedroom 2 is to the rear and also has fitted wardrobes and overhead storage cupboards. Bedroom 3 is to the front and again, has fitted wardrobes. The Shower/WC has a pedestal wash basin and shower enclosure with mains shower unit and panelled and tiled surrounds. The Detached Garage has an electric roller shutter door, electric lights and power points.

Externally, the Front Garden is lawned with a range of shrubs and block paved driveway to the garage. The Rear Garden is South/East facing with patio, lawn, greenhouse and a collection of plants and shrubs.

Ladywell Way is situated just off West Road, on the North Western periphery of this highly 'sought after' village. Ponteland is well served with an excellent range of shops, pubs and restaurants, with schools for all ages and a variety of sporting and leisure facilities. The 'village' is ideally situated for Newcastle International Airport and is within excellent commuting distance of the city.

Entrance Porch 10'0 x 6'0 (3.05m x 1.83m)

Open Plan Lounge 18'2 x 13'8 (5.54m x 4.17m)

Dining Room 11'4 x 10'2 (3.45m x 3.10m)

Sun Room 13'4 x 9'4 (4.06m x 2.84m)

Kitchen 8'1 x 7'9 (2.46m x 2.36m)

First Floor Landing

Bedroom 1 14'2 x 10'6 (4.32m x 3.20m)

Bedroom 2 11'4 x 10'8 (3.45m x 3.25m)

Bedroom 3 9'0 x 7'3 (2.74m x 2.21m)

Shower Room 8'2 x 4'6 (2.49m x 1.37m)

WC 5'6 x 2'6 (1.68m x 0.76m)

Detached Garage 16'6 x 9'0 (5.03m x 2.74m)





Energy Performance: Current C Potential B

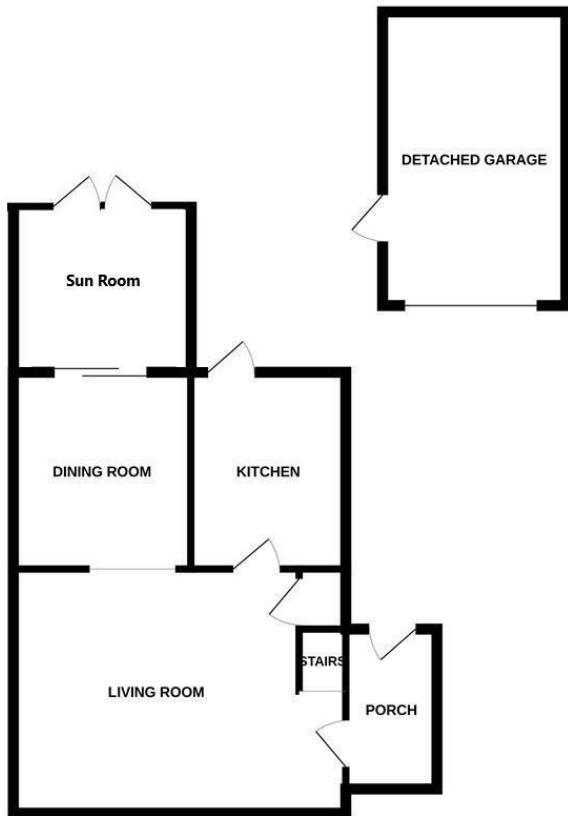
Council Tax Band: E

Distance from School:

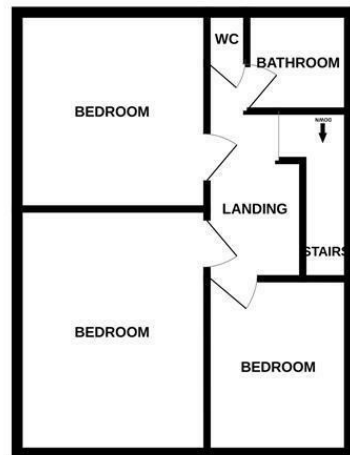
Distance from Metro:

Distance from Village Centre:

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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