



- 4 Bed Detached House
- Lounge
- Family Bathroom & En Suite
- Unexpectedly back on the market

- Fabulous Location Facing Green
- 20' 'L' Shaped Kitchen/Dining/Family Room
- Attached Garage

- Beautifully Appointed & Improved
- Utility; Cloaks/WC
- Landscaped Gardens

This impeccable 4 bedroomed detached house is uniquely situated opposite the green within this highly sought after development. With many improvements and appointed to a high standard to include heritage windows and a fabulous landscaped garden, the Reception Hall, with under stair storage cupboard leads to the pleasant Lounge and on to the superb 20' 'L' shaped Kitchen/Dining/Family Room, fitted with a good range of wall and base units, sink unit, quartz work surfaces, central island, split level double oven, 4 ring gas hob and ceiling suspended stainless steel/glass extractor over, integral fridge, freezer and dishwasher with matching doors and French doors opening to the rear garden. The Utility Room has a sink unit with quartz work surfaces, plumbing for a washer and door to the rear. The Cloakroom/WC is fitted with a wc with concealed cistern and wash basin. Stairs lead from the hall to the First Floor Landing with storage cupboard, cupboard housing the pressurised hot water system and access to the loft. Bedroom 1 overlooks the green to the front and has a good range of fitted wardrobes, dressing table and En Suite Shower/WC with wc with concealed cistern, wash basin with large mirror over and double shower cubicle with rain head and hand held showers. Bedrooms 2 and 3 are to the rear and have fitted wardrobes and dressing tables. Bedroom 4 is to the front. The family Bathroom/WC has a wc with concealed cistern, wall mounted wash basin, panelled bath with large mirror over and double shower cubicle with rainhead and hand held showers. The Garage is attached with up and over door.

Externally, the Front Garden is lawned with double width block paved driveway. The beautiful South facing Rear Garden has been landscaped with a patio and path with pergola to a further patio, well tended lawn and a collection of plants and shrubs.

Ponteland has excellent amenities with schools for all ages and a wide choice of shops, pubs, restaurants and leisure facilities.

Reception Hall 13'0 x 5'8 (3.96m x 1.73m)

Lounge 14'2 x 14'0 (4.32m x 4.27m)

Kitchen/Dining/Family Room 20'10 x 18'8 (max) (6.35m x 5.69m (max))

Utility Room 6'3 x 5'9 (1.91m x 1.75m)

Cloakroom/WC 6'2 x 4'6 (1.88m x 1.37m)

First Floor Landing

Bedroom 1 15'10 x 14'2 (4.83m x 4.32m)

En Suite Shower/WC 10'0 x 5'3 (3.05m x 1.60m)

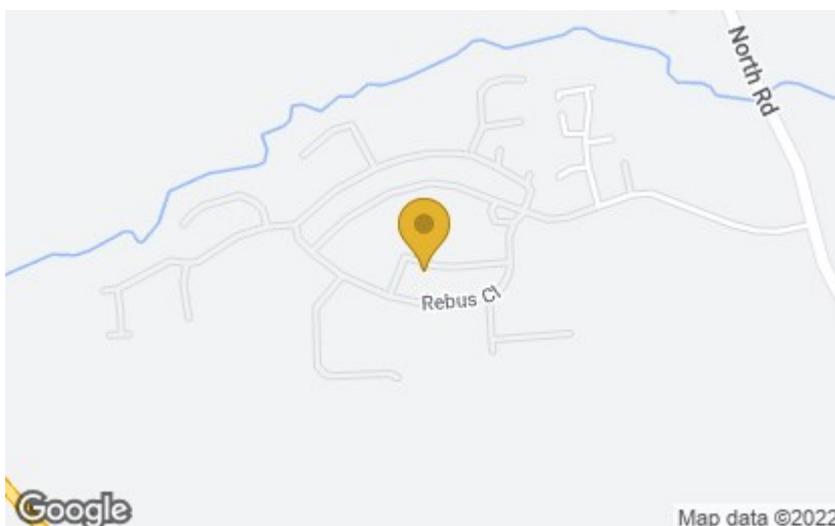
Bedroom 2 10'10 x 10'9 (3.30m x 3.28m)

Bedroom 3 11'9 x 10'5 (3.58m x 3.18m)

Bedroom 4 10'9 x 10'6 (3.28m x 3.20m)

Bathroom/WC 10'0 x 8'0 (3.05m x 2.44m)

Garage 19'6 x 10'6 (5.94m x 3.20m)



Energy Performance: Current B Potential A

Council Tax Band: F

Distance from Richard Coates Primary School: 1 mile

Distance from Ponteland Primary/High School: 1.5 miles

Distance from Newcastle International Airport: 3.2 miles

Distance from Newcastle Central Railway Station: 10.5 miles

Northumberland County Council: 0345 6006400

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.