



- 3/4 Bed Dormer Property
- Overlooking the Pont River & Park
- 21' Master Bed with En Suite
- Rare Opportunity

- Fabulous Location
- 24' Open Plan Kitchen/Dining/Family Room
- Further En Suite & Family Bathroom

- South Facing Rear Garden
- Lounge with French Doors
- Detached Garage

A rare opportunity to purchase a deceptively spacious 3/4 bedroomed dormer style property, in a fabulous location, overlooking Pont Park and river to the rear. Well presented and appointed, the Entrance Porch leads to the particularly spacious dual aspect, open plan 24' Kitchen/Dining/Family Room, with the kitchen area fitted with a range of wall and base units, sink unit, work surfaces incorporating breakfast table, split level double oven, microwave, 4 ring ceramic hob with extractor over, integral dishwasher with matching door. The Cloakroom/WC has a low level wc, pedestal wash basin and cloaks/storage cupboard. The Lounge has a wonderful aspect with picture windows and French doors opening to the rear. The Study/Bedroom 4 has an En Suite Shower/WC with low level wc, pedestal wash basin and shower cubicle with electric shower unit. The First Floor Landing has access to the loft via a retractable ladder. Bedroom 1 is dual aspect, extending to over 21', with a range of fitted wardrobes and an En Suite Shower/WC, with low level wc,, pedestal wash basin and shower cubicle with electric shower. Bedroom 2, to the front and with fitted wardrobes, and Bedroom 3, to the rear, share a Jack 'n' Jill Bathroom/WC, with low level wc, pedestal wash basin, double ended spa bath and shower enclosure with screen and mains shower. There is also a detached Garage with electric up and over door.

Externally, the Front Garden has been concreted for off street parking. The fabulous Rear Garden is South facing, with decking, enjoying wonderful views of the park, and steps down to a patio, path to a private lawned area and gate leading down to the river.

This property is ideally located for village amenities including schools for all ages, wide choice of shops including Waitrose, sports and leisure facilities, Ponteland Park, and a choice of renowned pubs and restaurants. Ponteland is within excellent commuting distance of the city and is well placed for Newcastle International Airport.

Entrance Porch 6'4 x 5'8 (1.93m x 1.73m)

Cloakroom/WC 4'9 x 2'10 (1.45m x 0.86m)

Open Plan Kitchen/Dining/Family Room 24'0 x 19'2 (7.32m x 5.84m)

Lounge 16'3 x 13'6 (4.95m x 4.11m)

Study/Bed 4'9'4 x 9'0 (2.84m x 2.74m)

En Suite Shower/WC 9'4 x 6'9 (2.84m x 2.06m)

Bedroom 1 21'3 x 12'5 (max) (6.48m x 3.78m (max))

En Suite Shower/WC 7'6 x 3'3 (2.29m x 0.99m)

Bedroom 2 15'10 x 10'9 (4.83m x 3.28m)

Bedroom 3 10'2 x 9'3 (3.10m x 2.82m)

Jack 'n' Jill Bathroom/WC 17'9 x 6'0 (5.41m x 1.83m)

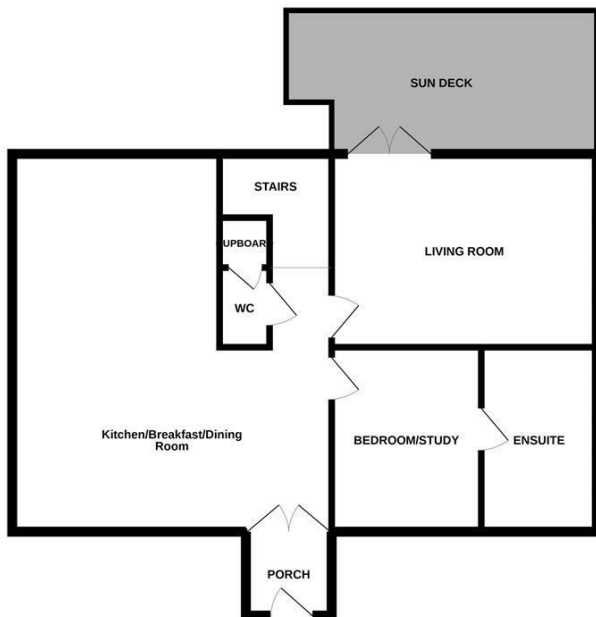
Detached Garage 16'8 x 10'2 (5.08m x 3.10m)



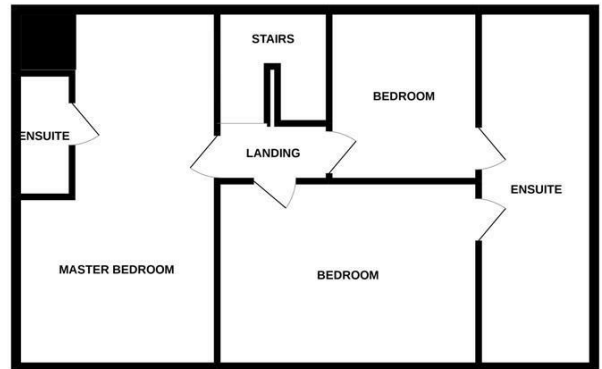


Energy Performance: Current C Potential B
Council Tax Band: E
Northumberland County Council: 0345 600 6400
Richard Coates Primary School: 0.5 Miles
Ponteland Primary / High Schools: 0.7 Miles
Newcastle International Airport: 1.8 Miles
Newcastle Central Railway Station: 9.4 Miles

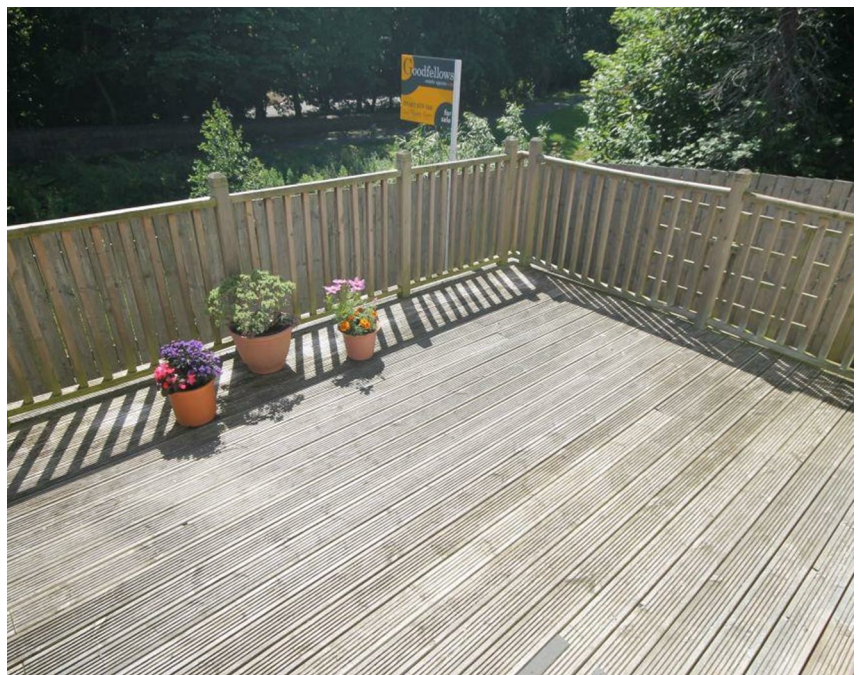
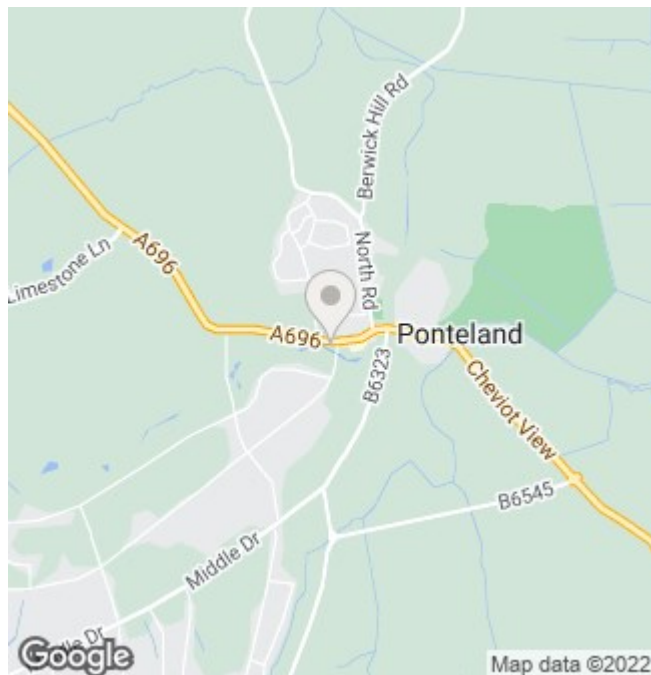
GROUND FLOOR



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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