



- 4 Bed Detached House
- 19' Lounge with Superb Slate Fireplace
- Separate Utility Room
- A Fabulous Opportunity

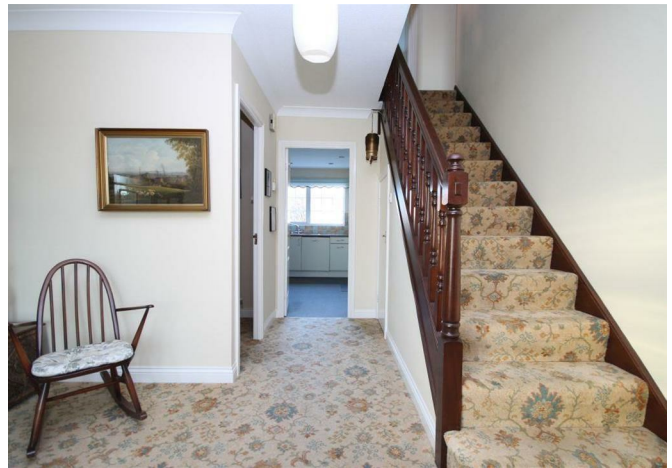
- Sought After 'Village' Location
- Dining Room with Patio Doors
- Garage with Electric Doors

- Cloakroom/WC
- Fitted Breakfasting Kitchen
- Lovely Family Gardens

A fabulous opportunity to purchase a 4 bedroomed detached family home, in an excellent location within the sought after Eland Haugh development, well placed for 'village' amenities. With gas fired central heating and sealed unit double glazing, the Entrance Hall leads to the spacious Reception Hall, with Cloakroom/WC with low level suite and pedestal wash basin. The focal point of the 19' Lounge is a coal effect real flame gas fire, set within a superb slate fireplace. Double doors open to the Dining Room, with patio doors to the rear garden. The Breakfasting Kitchen is fitted with a range of wall and base units with sink unit, split level oven, microwave, 4 ring gas hob with extractor over and integral dishwasher with matching door. The Utility Room is also fitted with wall and base units, plumbing for a washer, central heating boiler and door to the side. Stairs lead from the hall to the First Floor Landing, with access to the loft. Bedroom 1 is to the front and has an extensive range of fitted wardrobes and overhead storage cupboards, along with an En Suite Shower/WC, with wc with concealed cistern, vanity unit with wash basin and shower enclosure with mains shower unit. Bedroom 2 is to the rear. The Study/Bedroom 3 is to the front and is well fitted with desk, shelving, drawer units and storage cabinets, which can be removed if required. Bedroom 4 has a fitted wardrobe and storage cupboard and is to the rear. The Bathroom/WC is fitted with a low level wc, pedestal wash basin with mirror over, panelled bath with mains shower over and airing cupboard with insulated hot water cylinder. The Garage is attached with electric roller shutter door.



Externally, the Front Garden is lawned with plants and shrubs to the borders and block paved double width driveway. The generous Rear Garden is landscaped with large patio area, lawn and well stocked borders.



Paddock Hill is ideally located for amenities including shops, schools, pubs, restaurants and leisure facilities.

Entrance Porch 11'6 x 2'10 (max) (3.51m x 0.86m (max))

Reception Hall 12'2 x 13'8 (max) (3.71m x 4.17m (max))

Cloakroom/WC 5'0 x 4'10 (1.52m x 1.47m)

Lounge 19'10 x 13'6 (6.05m x 4.11m)

Dining Room 13'2 x 10'2 (4.01m x 3.10m)

Breakfasting Kitchen 12'0 x 11'10 (3.66m x 3.61m)

Utility Room 11'3 x 8'10 (3.43m x 2.69m)

First Floor Landing

Bedroom 1 17'9 (max) x 13'6 (max) (5.41m (max) x 4.11m (max))

En Suite Shower/WC 6'3 x 10'11 (max into recess) (1.91m x 3.33m (max into recess))

Bedroom 2 12'0 x 9'7 (3.66m x 2.92m)

Study/Bedroom 3 12'4 x 8'8 (3.76m x 2.64m)

Bedroom 4 8'10 x 8'4 (2.69m x 2.54m)

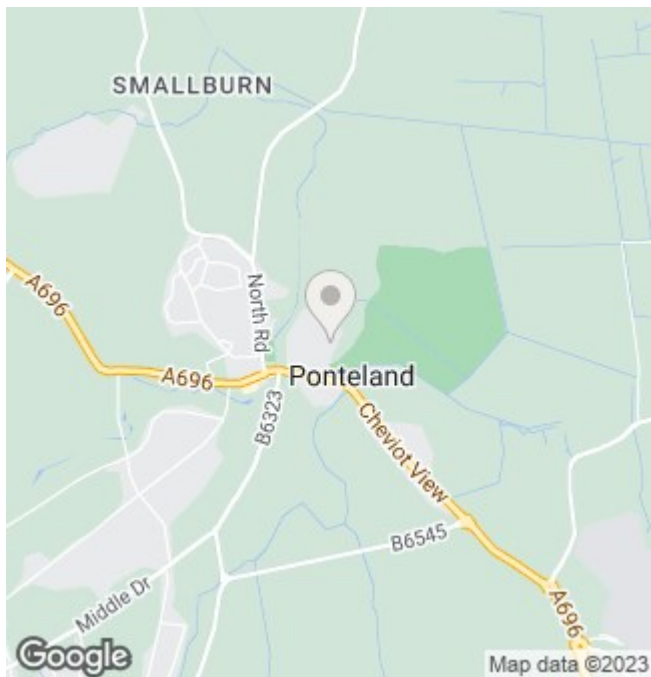
Bathroom/WC 8'10 x 7'9 (2.69m x 2.36m)

Garage 19'2 x 14'2 (5.84m x 4.32m)





Energy Performance: Current C Potential B
Northumberland County Council: 0345 6006400
Council Tax Band: F
Richard Coates Primary School: 0.8m
Ponteland Primary/High School: 0.6m
Newcastle International Airport: 1.9m
Newcastle Central Railway Station: 9.2m



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.