



- 3 Bed Semi Detached House
- Lounge with Fire and Bay
- Master Bed with En Suite
- Delightful Rear Garden

- Lovely, Quiet, yet Central Location
- Open Plan Family/Dining Room with French Doors
- Family Bathroom with Shower

- Extended Family Accommodation
- Fitted Kitchen
- Parking for 2 Cars

This extended and well appointed 1930's 3 bedroomed semi detached house is quietly, yet conveniently situated, within this highly sought after village. With oak flooring to the ground floor and many other features, the Reception Hall, with understair storage cupboard, leads to the Lounge, with inset living flame gas fire, fitted shelving to the recesses and bay to the front. The spacious Family/Dining Room has French doors opening to the rear garden and leads through to the Kitchen, fitted with a range of wall and base units, sink unit, solid wood work surfaces, split level oven, 4 ring gas hob with extractor over, integral fridge, freezer and dishwasher with matching doors, utility cupboard with plumbing for a washer and door to the side. Stairs lead from the hall to the First Floor Landing. Bedroom 1 has a pleasant aspect to the rear and an En Suite Shower/WC, fitted with a low level wc, wall mounted wash basin with mirror fronted cabinet over, double shower enclosure with mains shower, fully tiled walls and floor and chrome towel warmer. Bedrooms 2 and 3 are both to the front. The family Bathroom/WC has a low level wc, wall mounted wash basin with mirror fronted cabinet over, panelled bath with shower mixer and screen, fully tiled walls and chrome towel warmer.

Externally, there is a small Front Garden area with parking for up to 2 cars. The delightful Rear Garden has a block paved patio with steps down to the path to the lawns, with mature shrubs and plants to the borders, large shed all leading down to the River Pont beyond.

The Cloggs is tucked away in a unique location, just off North Road, ideally situated for village amenities, including schools for all ages, wide choice of pubs and restaurants, superb selection of shops including Waitrose and a range of sporting and leisure facilities, including leisure centre with swimming pool. Ponteland is within excellent commuting distance of Newcastle and well placed for Newcastle International Airport.

Reception Hall 13'8 x 6'3 (4.17m x 1.91m)

Lounge 13'3 x 13'10 (into bay) (4.04m x 4.22m (into bay))

Family/Dining Room 18'6 x 12'00 (5.64m x 3.66m)

Kitchen 15'2 x 8'0 (4.62m x 2.44m)

First Floor Landing

Bedroom 1 16'4 x 12'6 (4.98m x 3.81m)

En Suite Shower/WC 8'0 x 6'8 (2.44m x 2.03m)

Bedroom 2 13'2 x 12'0 (4.01m x 3.66m)

Bedroom 3 8'9 x 7'9 (2.67m x 2.36m)

Bathroom/WC 7'4 x 5'6 (2.24m x 1.68m)



Energy Performance: Current C Potential B

Council Tax Band: C

Distance from School:

Distance from Metro:

Distance from Village Centre:

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.