

- 4 Bed Detached House
- Karndean Flooring to the Ground Floor
- Contemporary Breakfasting Kitchen
- Open Aspect to the Front
- Fabulous Location on Sought After Estate
- Cloakroom/WC
- Family Bathroom & En Suite Shower
- Very Well Appointed & Presented
- 25' Lounge/Dining Room with French Doors
- Family Gardens

A superbly presented and appointed 4 bedroomed detached house, occupying an excellent position within this sought after development, with pleasant open aspect to the front. The Reception Hall has Karndean flooring continuing into the Cloakroom/WC, with wc with concealed cistern and pedestal wash basin with mirror over. The 25' dual aspect Lounge/Dining Room also has Karndean flooring and French doors opening to the rear garden. The Breakfasting Kitchen is fitted with a range of contrasting high gloss units with sink unit, granite work surfaces, split level double oven, 4 ring gas hob with extractor over, integral dishwasher with matching door and understair storage cupboard. The Utility Room is fitted with a work surface, plumbing for a washer, central heating boiler and door to the rear. Stairs lead from the hall to the First Floor Landing, with cupboard housing the pressurised hot water system, shelved linen cupboard and access to the loft via a retractable ladder. Bedroom 1 has a pleasant open aspect to the front and an En Suite Shower/WC, with low level wc, pedestal wash basin with mirror over, double shower cubicle with mains shower and chrome towel warmer. Bedroom 2 also enjoys open views to the front, whilst Bedroom 3 is to the rear. Bedroom 4 currently has fitted wardrobes and is open to Bedroom 1, making an ideal dressing room. The family Bathroom/WC is fitted with a low level wc, pedestal wash basin, panelled bath with tiled surrounds and large mirror over, tiled floor and chrome towel warmer. There is Garage Space for storage, with up and over door.

Externally, the Front Garden is lawned with a range of buxus ball shrubs and double driveway for off street parking. The private Rear Garden is ideal for family use with lawn, decking, outside power point and a cold water tap.

Jameson Field is delightfully situated just to the north of Ponteland 'village', with schools for all ages, pubs restaurants, shops, sporting and leisure facilities.

Reception Hall

Cloakroom/WC 6'9 x 2'8 (2.06m x 0.81m)

Lounge/Dining Room 25'6 x 13'2 (7.77m x 4.01m)

Kitchen 13'4 x 7'9 (4.06m x 2.36m)

Utility Room 8'2 x 7'9 (2.49m x 2.36m)

First Floor Landing

Bedroom 1 11'4 x 9'8 (3.45m x 2.95m)

En Suite Shower/WC 7'4 x 4'0 (2.24m x 1.22m)

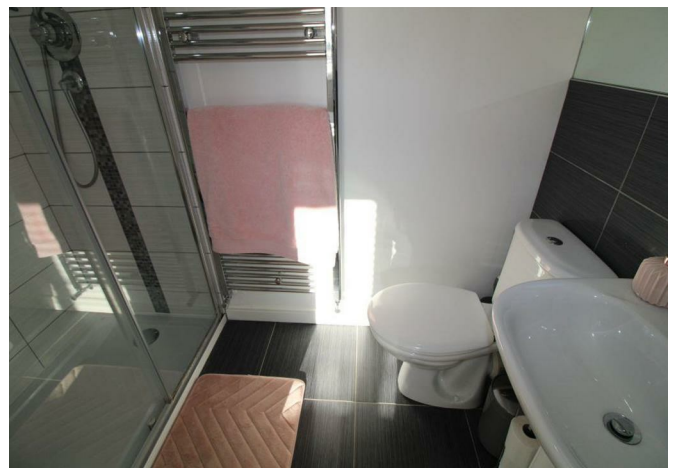
Bedroom 2 17'11 x 7'10 (5.46m x 2.39m)

Bedroom 3 10'2 x 9'8 (3.10m x 2.95m)

Bedroom 4/Dressing Room 6'10 x 6'4 (2.08m x 1.93m)

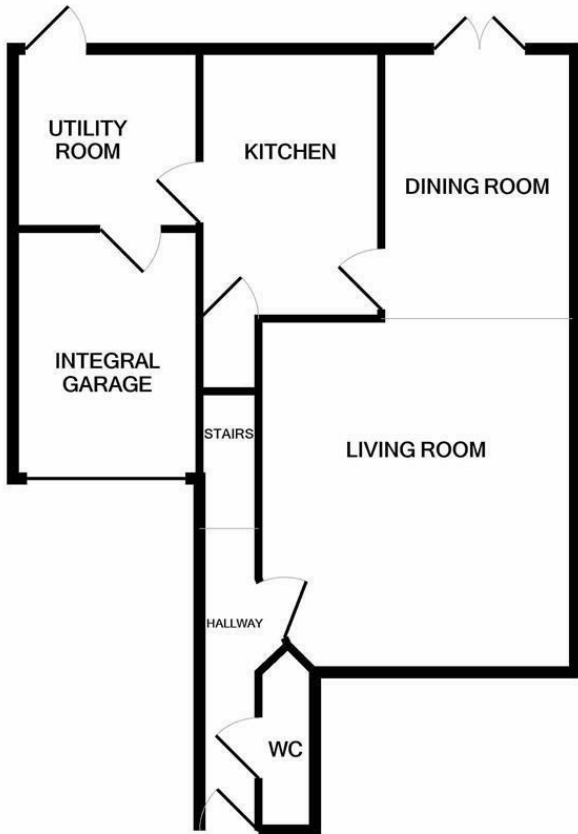
Bathroom/WC 6'0 x 5'6 (1.83m x 1.68m)

Garage Space 10'6 x 8'3 (3.20m x 2.51m)

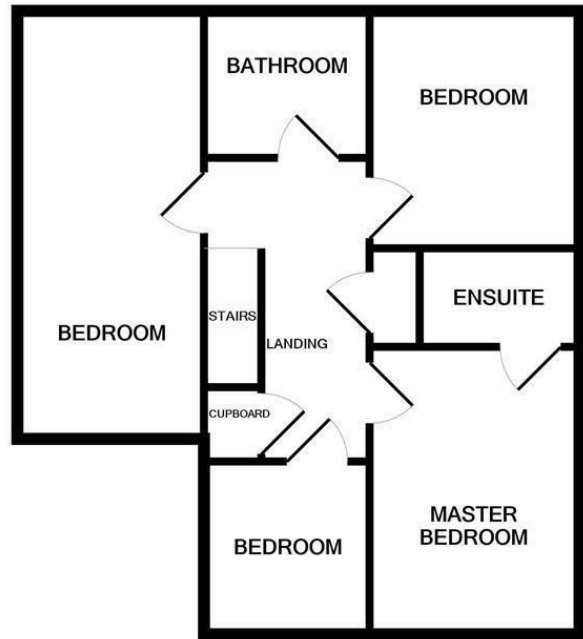




Energy Performance: Current B Potential A
Council Tax Band: E
Northumberland County Council: 0345 600 6400
Richard Coates Primary School: 0.8 Miles
Ponteland Primary/Middle School: 1.6 Miles
Newcastle International Airport: 2.5 Miles
Newcastle Central Railway Station: 10.3 Miles



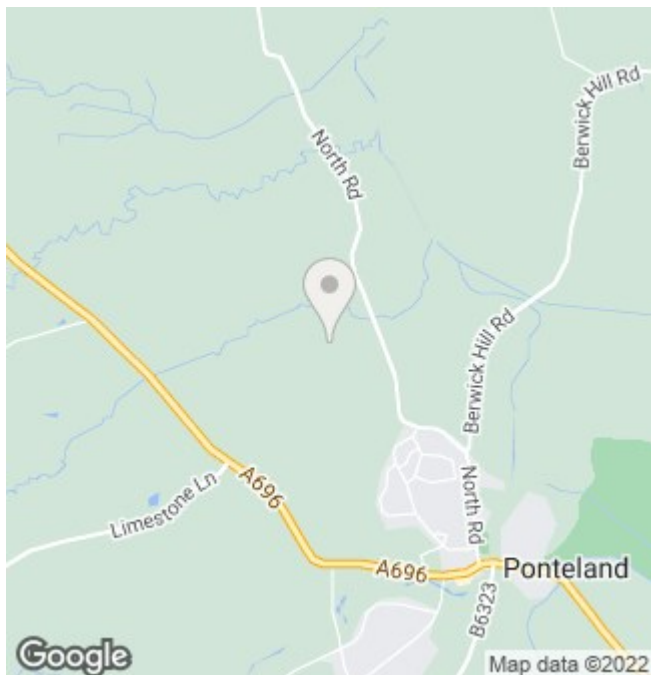
GROUND FLOOR
APPROX. FLOOR
AREA 549 SQ.FT.
(51.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 518 SQ.FT.
(48.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1067 SQ.FT. (99.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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