



- 4 Bed Semi Detached House
- Dining Room with French Doors
- Generous Master Bed with En Suite
- Excellent Family House

- Extended Family Accommodation
- Spacious 'L' Shaped Breakfasting Kitchen
- Family Bath with Shower

- Lounge with Archway
- Vaulted Sun Room with French Doors
- Attached Garage; Gardens

An extended 4 bedroomed semi detached house, providing spacious family accommodation, within this popular residential area, within the desirable village of Ponteland. The Reception Hall, with cloaks cupboard, leads to the Lounge, with archway to the Dining Room, with French doors opening to the Rear Garden, The generous 'L' shaped Breakfasting Kitchen is fitted with a range of wall, base and display units, sink unit, extractor hood, plumbing for a dishwasher and double doors to the vaulted Sun Room, with Velux roof lights and French doors to the rear garden. Stairs lead from the hall to the First Floor Landing, with cupboard housing the condensing boiler and access to the boarded loft, with electric light. Bedroom 1 is to the front, with access to the loft via a retractable ladder and En Suite Shower/WC, with wc with concealed cistern, his and hers washbasins with individual lighting over, double shower cubicle with electric shower and chrome towel warmer. Bedroom 2 has his and hers built in wardrobes and is to the rear. Bedroom 3 is to the front. Bedroom 4 has a fitted double wardrobe and is also to the front. The family Bathroom/WC is fitted with a wc with concealed cistern, wash basin with mirror over, 'P' shaped bath with rainhead and hand held showers, curved screen and chrome towel warmer. The Garage is attached with up and over door.

Externally, the Front Garden has a collection of shrubs and block paved double width driveway. The Rear Garden has decking, lawn, pergola with lighting, range of plants and shrubs, external power points and brick BBQ.

Ashbrooke Drive is conveniently situated for access to a wide range of local amenities including schools for all ages, good choice of pubs and restaurants, variety of sporting and leisure facilities and an excellent range of shops. Ponteland is well placed for Newcastle International Airport and within excellent commuting distance of Newcastle upon Tyne.

Reception Hall 10'4 x 8'3 (3.15m x 2.51m)

Lounge 13'7 x 11'3 (4.14m x 3.43m)

Dining Room 11'6 x 10'1 (3.51m x 3.07m)

Breakfasting Kitchen 17'8 x 13'2 (max) (5.38m x 4.01m (max))

Sun Room 15'6 x 8'3 (4.72m x 2.51m)

First Floor Landing

Bedroom 1 16'10 x 9'2 (5.13m x 2.79m)

En Suite Shower/WC 9'2 x 7'0 (2.79m x 2.13m)

Bedroom 2 10'9 x 13'6 (max) (3.28m x 4.11m (max))

Bedroom 3 11'0 x 11'0 (3.35m x 3.35m)

Bedroom 4 8'6 x 8'0 (2.59m x 2.44m)

Bathroom/WC 8'6 x 5'6 (2.59m x 1.68m)

Garage 14'0 x 8'10 (4.27m x 2.69m)





Energy Performance: Current C Potential B

Council Tax Band:

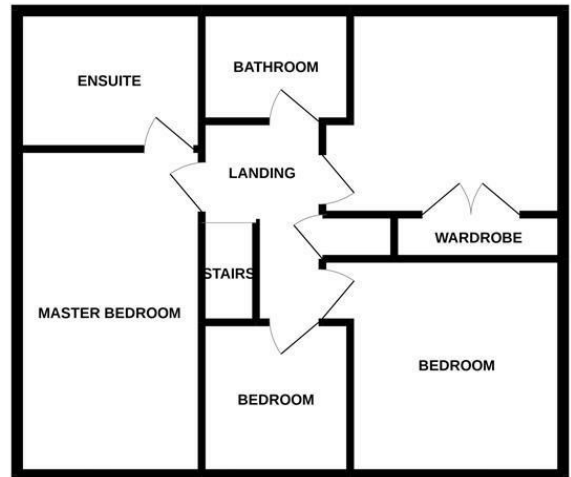
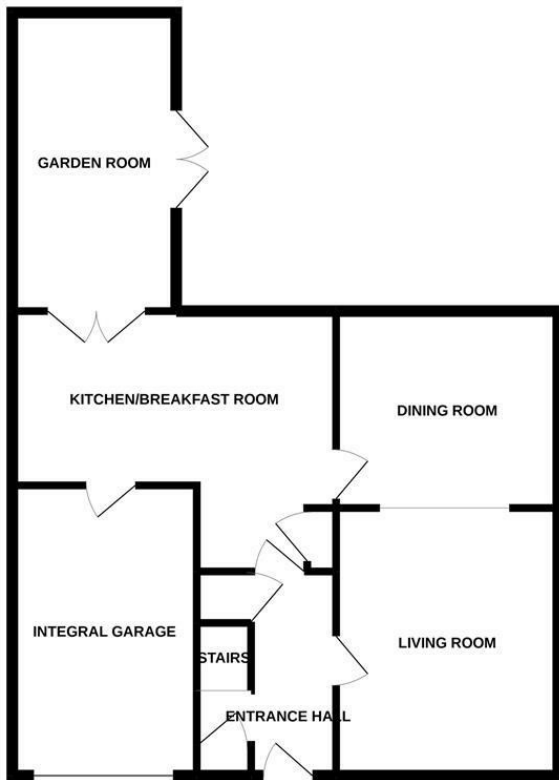
Distance from School:

Distance from Metro:

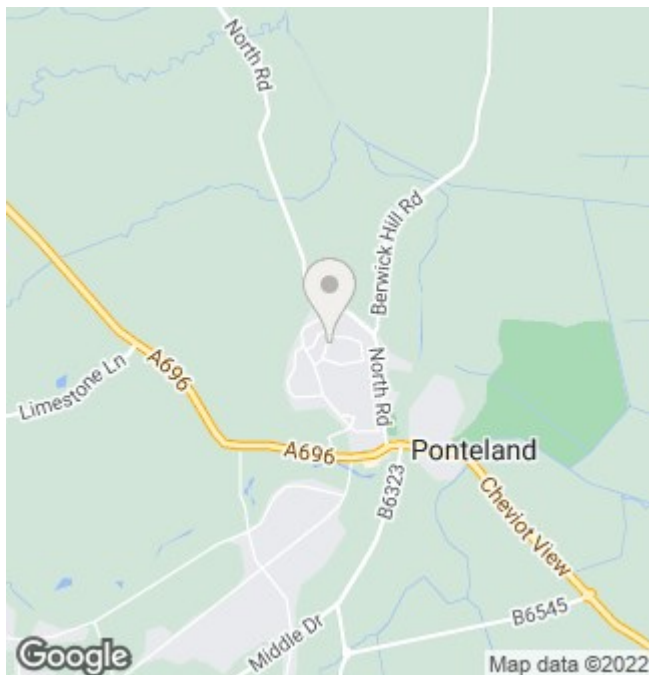
Distance from Village Centre:

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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