



- 3 Bed Semi Detached House
- Wonderful Semi Rural Location
- South Facing Gardens
- An Outstanding Family House

- Extended with Fabulous Orangery
- Beautiful Views
- Feature Multi-fuel Stoves

- Superbly Appointed & Presented
- Detached Garage & Workshop
- Unique Opportunity

A rare opportunity to purchase a beautifully appointed, presented and extended 3 bedroomed semi detached house, uniquely situated with wonderful views of surrounding countryside and parkland, some 3 miles north of Ponteland. With oil fired central heating and sealed unit double glazing, along with considerable character and charm, the Reception Hall, with cloaks and understair storage cupboard, leads to the Lounge, with Morso multi-fuel stove within an attractive fireplace and French doors opening to the rear garden. The multi-functional 20' Family/Dining Room/Orangery is a fabulous addition to the property, with a multi-fuel stove, lantern roof and tiled floor. The Kitchen is superbly fitted with a range of wall, base and display units with inset sink unit to granite work surfaces, electric stove with concealed extractor over, fitted microwave, fridge, concealed plumbing for a washer, polished tiled floor and door to the side. The Cloakroom/WC is fitted with a wc with concealed cistern and wash basin. Stairs lead from the hall to the First Floor Landing, with storage cupboard and access to the loft. Bedroom 1 has a range of built in and fitted wardrobes with views to the rear. Bedroom 2 enjoys a lovely aspect to the front, whilst Bedroom 3 is also to the rear. The Bathroom/WC is well fitted with a 6 piece suite comprising low level wc, bidet, his and hers wash basins with mirror over, free standing rolltop bath with central mixer tap and shower attachment, shower quadrant with mains shower, half tiled walls, tiled floor with underfloor heating and chrome towel warmer. There is a detached 31' double length Garage with electric up and over door and useful attached Workshop.

Externally, a 5 bar gate opens to the gravelled driveway to the garage and parking area. The Front Garden also has a lawn, beech hedge and path to the front door. The delightful and private South facing Rear Garden has a patio, lawn, range of shrubs and hexagonal Summer House.

#### Reception Hall

Lounge 16'0 x 12'0 (4.88m x 3.66m)

Dining/Family Room/Orangery 20'4 x 12'6 (max) (6.20m x 3.81m (max))

Kitchen 13'2 x 11'10 (+recess) (4.01m x 3.61m (+recess))

Cloakroom/WC 5'6 x 3'0 (1.68m x 0.91m)

#### First Floor Landing

Bedroom 1 13'6 x 12'6 (max) (4.11m x 3.81m (max))

Bedroom 2 12'6 x 10'2 (3.81m x 3.10m)

Bedroom 3 12'0 x 8'9 (3.66m x 2.67m)

Bathroom/WC 7'10 x 14'6 (max) (2.39m x 4.42m (max))

Detached Garage 31'2 x 11'2 (9.50m x 3.40m)

Workshop 11'4 x 11'0 (3.45m x 3.35m)





Energy Performance: Current E Potential B

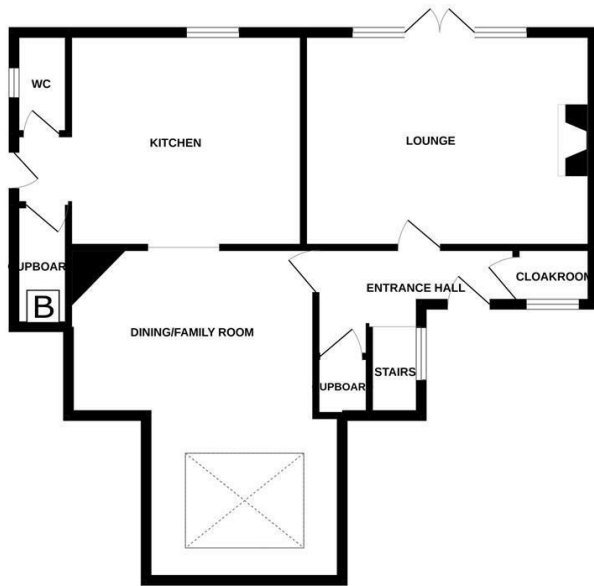
Council Tax Band:

Distance from School:

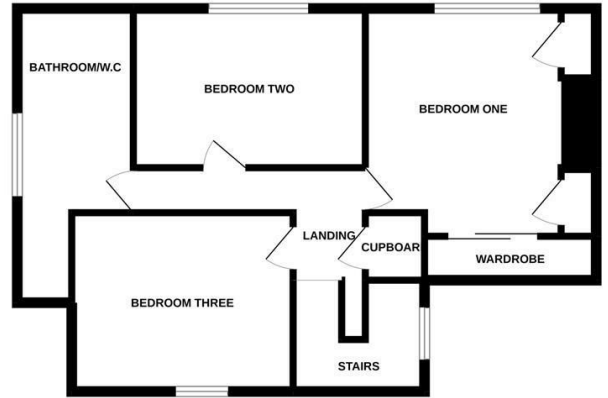
Distance from Metro:

Distance from Village Centre:

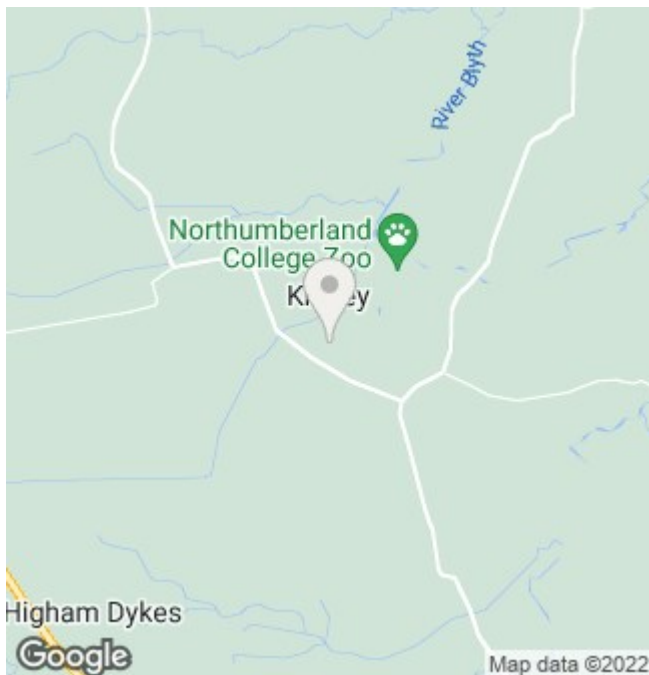
GROUND FLOOR



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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