



- Four Bedrooms
- Breakfasting Kitchen
- Outhouses
- Council Tax Band E

- Lounge
- Laundry Cupboard
- Front and Rear Gardens

- Reception/Dining Area
- Family Bathroom
- Driveway Parking

A charming, 4 bedroom semi detached house, situated in an idyllic village setting. With spacious accommodation and retaining many original features. The Entrance porch leads to the Reception Hall/ Dining Room with log burning stove set into the original stone fireplace. Also to the front, is the Lounge, the focal point of which is a multi-fuel stove set within attractive sandstone fire surround. The lovely Breakfasting Kitchen has a range of freestanding units with sink unit, wood work surfaces, two oven Aga, stable door to the rear garden and door to a Laundry cupboard, plumbed for washer and housing the oil fired boiler. Stairs lead from the reception hall to the First Floor Landing with loft access hatch. Bedroom 1 has two windows to the front. Bedroom 2, also a double is to the front, Bedroom 3 currently a study has windows to front and side and a built in storage cupboard. Bedroom 4 is to the rear. The Family Bathroom/WC, is fitted with a low level wc, pedestal wash basin, bath and walk in shower.

Externally, there is a lovely South facing Front Garden, lawned with colourful plants and flowers, and driveway parking with EV charger. To the rear, there is a mature garden, with lawn, patio area and 4 Outhouses.

Kirkwhelpington is a beautiful village, surrounded by glorious Northumbrian countryside. The village is close to the A696 making it ideal for commuting to Ponteland, Newcastle International Airport and the city of Newcastle. There are good road links to other towns and villages including Hexham and Rothbury. A school bus transports children to Ponteland school

Reception Hall / Dining Room 15'0" x 12'10" (4.573 x 3.920)

Lounge 15'10" x 13'0" (4.828 x 3.965)

Breakfasting Kitchen 29'0" x 8'11" (8.840 x 2.732)

First Floor Landing

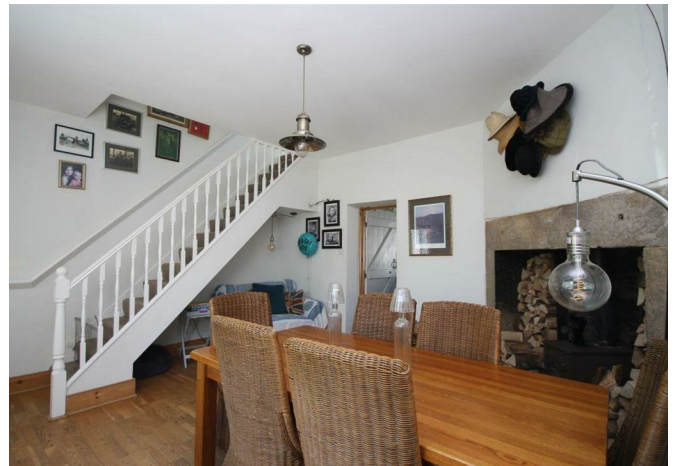
Bedroom 1 13'0" x 11'7" (3.975 x 3.545)

Bedroom 2 13'1" x 9'1" (3.995 x 2.777)

Bedroom 3 17'0" x 6'4" (5.197 x 1.933)

Bedroom 4 14'4" x 6'2" (4.393 x 1.884)

Family Bathroom 13'3" x 5'11" (4.063 x 1.821)





Energy Performance: Current E Potential A

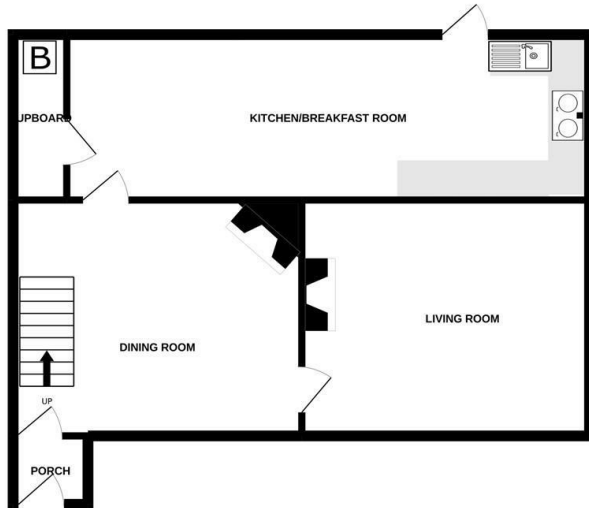
Council Tax Band:

Distance from School:

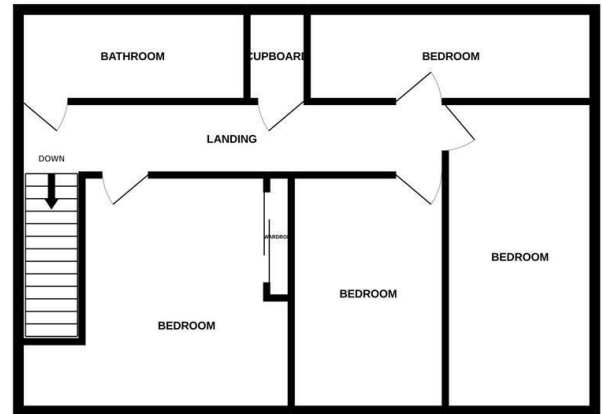
Distance from Metro:

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.
Made with Metropix ©2022



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.