



- 4 Bed Detached House
- Conservatory
- Master Bed with En Suite Bathroom
- Private West Facing Garden

- Superb Corner Location
- 26' Dual Aspect Family Room
- Family Shower/WC

- 21' Lounge/Dining Room
- Well Fitted Kitchen
- Ample Parking

This well presented and much improved 4 bedroomed detached house, occupies a fabulous location within this sought after estate, tucked away on a pleasant corner plot. With gas central heating and sealed unit double glazing, the Entrance Hall leads to the Reception Hall, with understair cupboard, and double doors to the 21' 'L' shaped Lounge/Dining Room, with pebble style electric fire, set within an attractive Minster style surround, bow window to the front and patio doors opening to the Conservatory, overlooking and with doors to the rear garden. The 26' dual aspect Family Room has French doors to the rear garden and fitted units with granite work surfaces where it opens to the Kitchen, with matching units, sink unit, granite work surfaces, split level twin ovens, 5 ring gas hob with stainless steel/glass extractor over and integral washer with matching door. Stars lead from the hall to the First Floor Landing, with linen cupboard and access to the loft via a retractable ladder. Bedroom 1 is to the front and is well fitted with a range of wardrobes, bedside cabinets, drawer and storage units and has an En Suite Bathroom/WC with wc with concealed cistern, vanity unit with wash basin and large mirror over, double ended bath with rainhead and hand held showers over, screen and chrome towel warmer. Bedroom 2 has his and hers built in double wardrobes with mirror fronted doors and is to the front. Bedroom 3 is to the rear, with cupboard housing the combi boiler and Bedroom 4 is to the front. The family Shower/WC is refurbished with a wc with concealed cistern, vanity unit with wash basin, shower enclosure with rainhead and hand held showers and chrome towel warmer.

Externally, the driveway to the front is block paved with ample parking and a range of shrubs. The West facing Rear Garden has a patio, raised vegetable beds, plants and shrubs to the borders, 13' Shed to the side and gate to the path and wildlife corridor to the rear.

Entrance Hall 5'6 x 4'0 (1.68m x 1.22m)

Reception Hall 12'10 x 6'3 (3.91m x 1.91m)

Lounge/Dining Room 21'10 x 14'0 (max) (6.65m x 4.27m (max))

Conservatory 11'11 x 11'8 (3.63m x 3.56m)

Family Room 26'8 x 10'4 (8.13m x 3.15m)

Kitchen 11'6 x 8'6 (3.51m x 2.59m)

First Floor Landing

Bedroom 1 15'3 x 10'6 (4.65m x 3.20m)

En Suite Shower/WC 10'0 x 5'9 (3.05m x 1.75m)

Bedroom 2 11'0 x 10'8 (+dr recess) (3.35m x 3.25m (+dr recess))

Bedroom 3 11'2 x 8'8 (+dr recess) (3.40m x 2.64m (+dr recess))

Bedroom 4 8'9 x 6'11 (2.67m x 2.11m)

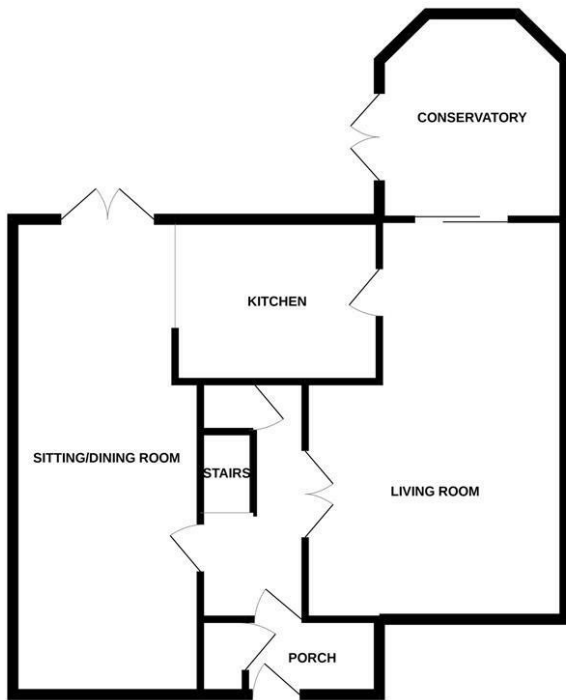
Shower/WC 8'8 x 5'8 (2.64m x 1.73m)



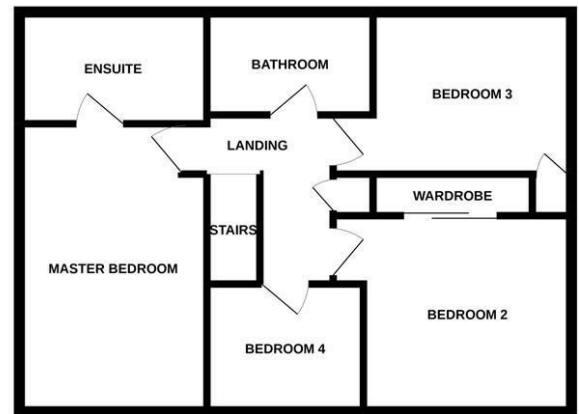


Energy Performance: Current C Potential B
 Council Tax Band: D
 Distance from Dinnington First School: 0.6 miles
 Distance from Ponteland: 3.6 miles
 Distance from Kingston Park: 3.3 miles
 Distance from Newcastle International Airport: 2.5 miles
 Distance from Newcastle Central Railway Station: 8.5 miles
 Newcastle City Council: 0191 2787878

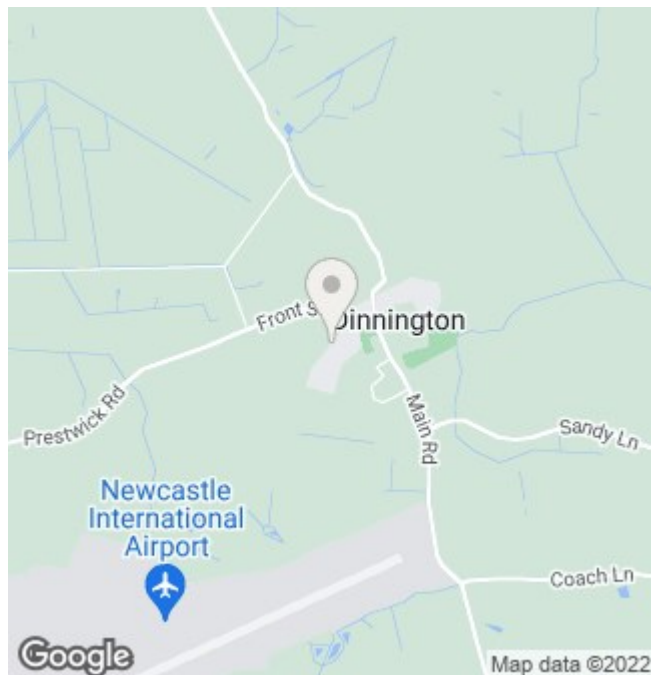
GROUND FLOOR



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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