



- 4 Bed Detached House
- Straddling the River Pont
- 24' Conservatory
- A Wonderful Family House

- Fabulous c 0.5 Acre Plot
- 25' Lounge
- Sitting Room

- Very Private Location
- 21' Breakfasting Kitchen
- En Suite & Family Bathroom

A uniquely and privately situated 4 bedroomed detached house, with a fabulous garden site extending over the River Pont. The well presented and much improved accommodation benefits from gas fired central heating and sealed unit double glazing as well as a security alarm system. Much of the ground floor has oak flooring with the Entrance Hall leading to the Reception Hall, with cloaks cupboard and Cloakroom/WC with wc and circular wash basin. The 25' Lounge has a coal effect real flame gas fire set within a lovely Minster style surround, ornate corniced ceiling, bow window and patio doors opening to a 24' Conservatory, with doors opening to the rear garden. The 21' Kitchen is well fitted with a range of wall and base units with matching dresser and inset Belfast sink to granite work surfaces, dual fuel range style cooker with BBQ and extractor over, integral fridge, freezer and dishwasher, door to the side and archway to the conservatory. The Sitting Room has a bow window and the Utility Room is fitted with wall and base units, sink unit and plumbing for a washer. Stairs lead from the hall to the First Floor Landing., with access to the loft and airing cupboard. All bedrooms have fitted or built in wardrobes. Bedroom 1 is to the front, with an En Suite Shower/WC, with hand held and rainhead showers and fitted storage cabinets. Bedroom 2 is to the rear and could re-convert to 2 bedrooms,, Bedroom 3 is to the rear, whilst Bedroom 4 is to the front. The family Bathroom/WC has been refurbished with a wc, wash stand with wash basin and free standing roll top bath with central shower mixer and traditional radiator with integral heated towel rail.

This property is the 3rd of only 3 properties on Richmond Fields, itself at the head of a cul-de-sac and has a lovely Front Garden with lawn, mature shrubs and driveway. The delightful lawned Rear Garden has steps and a footbridge over the river to a fabulous, large and private garden with range of fruit trees and bushes.

Entrance Hall 4'9 x 3'3 (1.45m x 0.99m)

Reception Hall 18'7 x 6'4 (5.66m x 1.93m)

Cloakroom/WC 6'8 x 4'6 (2.03m x 1.37m)

Lounge 25'8 x 13'10 (7.82m x 4.22m)

Conservatory 24'6 x 9' (7.47m x 2.74m)

Kitchen 21'4 x 13'3 (6.50m x 4.04m)

Sitting Room 17'11 x 14' (5.46m x 4.27m)

Utility Room 9'4 x 6'6 (2.84m x 1.98m)

First Floor Landing

Bedroom 1 16'6 x 14'9 (5.03m x 4.50m)

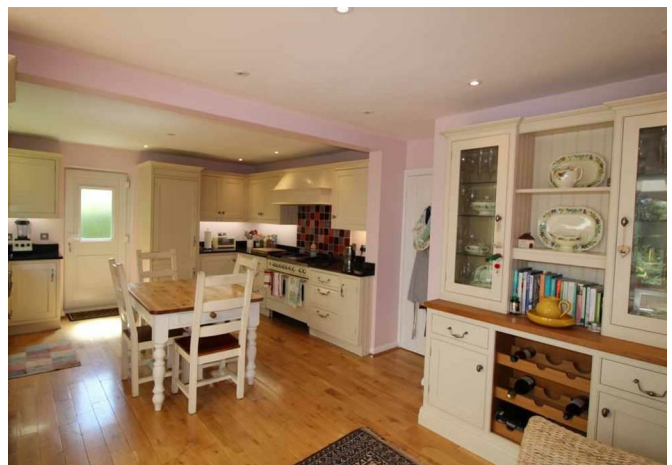
En Suite Shower/WC 8'9 x 8'6 (2.67m x 2.59m)

Bedroom 2 18' x 13'8 (5.49m x 4.17m)

Bedroom 3 13'6 x 11' (4.11m x 3.35m)

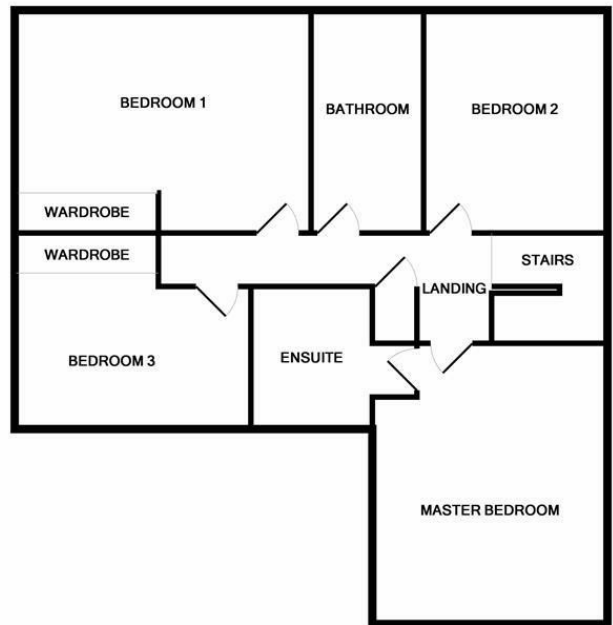
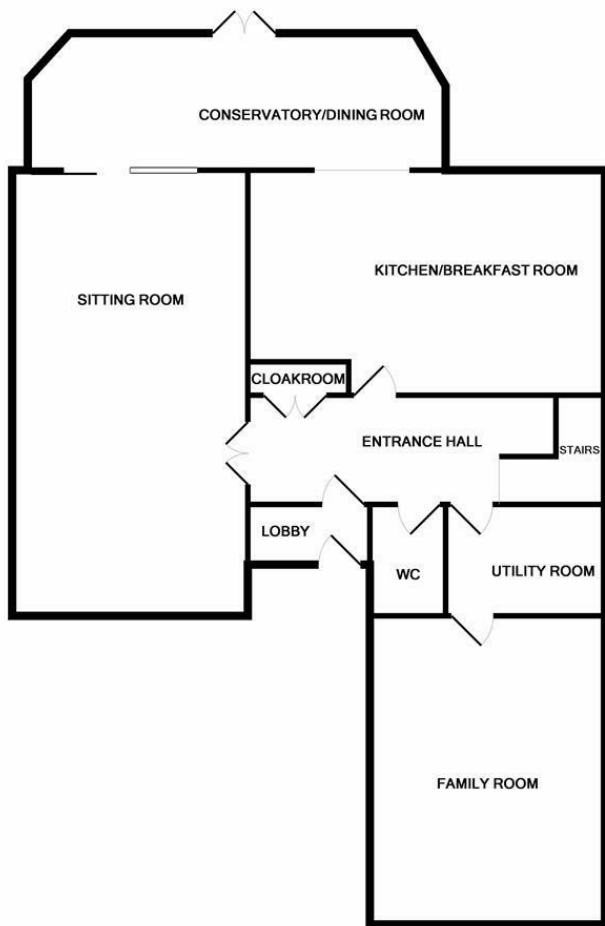
Bedroom 4 13'2 x 8'6 (4.01m x 2.59m)

Bathroom/WC 13'10 x 6'6 (4.22m x 1.98m)





Energy Performance: Current Potential
 Northumberland County Council 0345 6006400
 Council Tax Band: G
 Darras Hall Primary School: 0.9 Mile
 Ponteland Middle/High Schools: 2 Miles
 Newcastle International Airport: 3.7 Miles
 Newcastle Central Railway Station: 10.9 Miles



TOTAL APPROX. FLOOR AREA 2359 SQ.FT. (219.1 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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