



- 5 Bedroomed Semi Detached House
- Cloakroom/WC
- Spacious Double Garage
- Views to the Front

- Superb Cul-de-Sac Location
- 25' Lounge/Dining Room
- Gas CH & SUDG

- Backs onto Common Woodland
- Bathroom/WC with Sep Shower
- Lovely Family Garden

A fabulous 5 bedroomed semi detached family house, delightfully situated at the head of a cul-de-sac, adjacent to the First School, with open views to the front and backing onto common woodland. With gas fired central heating and sealed unit double glazing, the Entrance Hall opens to the Reception Hall, with storage cupboard and Cloakroom/WC with low level wc and wash basin. The focal point of the 25' dual aspect Lounge is a coal effect real flame gas fire in a contemporary wood surround. The Kitchen is fitted with a range of wall and base units with slot in gas cooker with extractor over, shelved pantry and plumbing for a washer. Stairs lead from the hall to the First Floor Landing. Bedroom 1 has fitted wardrobes and is to the front. Bedroom 2 also has fitted wardrobes and is to the rear, whilst Bedroom 3 has lovely views to the front. The Bathroom/WC is fitted with a suite in white with low level wc, vanity unit with wash basin and mirror over, double ended bath with central mixer tap and shower quadrant with mains shower unit and fully tiled walls and floor. Bedroom 4 has fitted wardrobes and is to the rear and side and Bedroom 5 has stunning views to the front and side, and also makes an excellent Sitting/Family Room. There is a particularly spacious Double Garage with sliding door and plumbing for a washer.

The Front Garden is lawned with a variety of plants and flowers to the borders and block paved driveway to the garage. The delightful Rear Garden is ideal for family use, with lawns on two levels, patio, borders housing a comprehensive range of plants and shrubs, backing onto beautiful common woodland.

Heddon-on-the-Wall is a sought after Tyne Valley village, with good local amenities, well placed for the A69, making it ideal for commuting east to Newcastle and Gateshead and west to Hexham and beyond.

Entrance Hall

Reception Hall

Cloakroom/WC

Lounge/Dining Room 25'3 x 13'4 (7.70m x 4.06m)

Kitchen 12' x 9'11 (3.66m x 3.02m)

First Floor Landing

Bedroom 1 13'10 x 12'8 (4.22m x 3.86m)

Bedroom 2 12'10 x 11'9 (3.91m x 3.58m)

Bedroom 3 9'3 x 8'4 (2.82m x 2.54m)

Bathroom/WC 8'9 x 8'2 (2.67m x 2.49m)

Bedroom 4 15'11 x 12'2 (4.85m x 3.71m)

Bedroom 5/Sitting Room 16' x 13' (4.88m x 3.96m)

Garage 25'2 x 16' (7.67m x 4.88m)





Energy Performance: Current D Potential D
Council Tax Band: E
Northumberland County Council: 0345 600 6400
Heddon-on-the-Wall Church of England First School: Adjacent
Ponteland: 5.91 Miles
Newcastle International Airport: 6.28 Miles
Newcastle Central Railway Station: 10.18 Miles



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