



- 3 Bed Semi Detached House
- Lounge
- Bathroom/WC with Shower
- Gardens & Parking

- Pleasant Village Location
- Breakfasting Kitchen with Appliances
- 'Smart Home' Features

- Beautifully Appointed & Presented
- Cloaks/WC
- Lovely view

A beautifully presented and appointed 3 bedroomed semi detached house, on a superb development within this charming village. Available unfurnished, children and some pets may be considered. Recently completed, this 'smart home' comes with an integral speaker system and fibre broadband. The Reception Hall leads to the Spacious Lounge and on to the Breakfasting Kitchen, well fitted with a range of wall and base units, sink unit, split level oven, microwave, 4 ring ceramic hob, integral fridge, freezer and dishwasher with matching doors and French doors opening to the rear garden. The Cloakroom/WC is fitted with a low level we and pedestal wash basin. Stairs lead from the hall to the First Floor Landing. Bedroom 1 enjoys an open aspect to the rear, Bedroom 2 is to the front and Bedroom 3 also has lovely views to the rear. The Bathroom/WC has a we with concealed cistern, wall mounted wash basin and panelled bath with rain head and hand held showers.

Externally, the Front Garden is lawned and there is a block paved double width driveway. The Rear Garden has a patio, with lawn and fence surround.

Kirkwhelpington is a beautiful village, surrounded by wonderful countryside and is close to the A696, ideal for commuting to Newcastle and with good access to the airport. There is an excellent first school, village shop and cafe at Belsay with comprehensive shopping, leisure facilities and schools at Ponteland.

#### Reception Hall

Lounge 16'2 x 12'8 (4.88m'0.61m x 3.66m'2.44m)

Breakfasting Kitchen 16'7 x 10'10 (4.88m'2.13m x 3.05m'3.05m)

Cloakroom/WC 5'4 x 3'8 (1.52m'1.22m x 0.91m'2.44m)

#### First Floor Landing

Bedroom 1 8'9 x 14'10 (max) (2.44m'2.74m x 4.27m'3.05m (max))

Bedroom 2 8'10 x 14'4 (max) (2.44m'3.05m x 4.27m'1.22m (max))

Bedroom 3 9'4 x 7'6 (2.74m'1.22m x 2.13m'1.83m)

Bathroom/WC 7'6 x 6'0 (2.13m'1.83m x 1.83m'0)



Energy Performance: Current Potential

Council Tax Band:

Distance from School:

Distance from Metro:

Distance from Village Centre:

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.