



- 4 Bed Detached Dormer Bungalow
- 22' Lounge with Fireplace
- Bathroom/WC with Shower
- Lovely Gardens

- Fabulous Location
- Conservatory
- 20' Detached Garage

- Scope for Updating/Redevelopment
- Dining Room & Kitchen
- Hot Tub

A 3 bedroomed detached bungalow, with considerable character and charm, occupying a fabulous location within this highly desirable area. The property is well presented with gas central heating and double glazing, with scope for updating, refurbishment or full redevelopment, subject to the necessary permissions. The Entrance Hall leads to the open plan Lounge, the focal point being a coal effect real flame gas fire, set within a magnificent marble fireplace and bow windows to the front and side. The Dining Room has a storage cupboard and tiled floor. French doors open to the conservatory and there is an archway to the Kitchen, fitted with wall, base & display units, sink unit and plumbing for a washer. The Rear Hall/Utility has plumbing for a washer and a door to the rear. The Conservatory also has a tiled floor, with doors to the rear garden. There is a storage cupboard to the Inner Hall, with Bedroom 1 having a range of fitted wardrobes, overhead storage cupboards and bow window to the front. Bedroom 2 is to the side and has fitted wardrobes. Bedroom 3 is to the rear. The Bathroom/WC has a low level wc, wash basin with storage under, mirror and storage cabinet over, paneled bath and shower cubicle with electric shower. Stairs lead from the lounge to the First Floor Landing and Bedroom 4 with Velux roof light. There is a spacious Detached Garage with electricity and up and over door.

Externally, the Front Garden is lawned, with trees and shrubs and a block paved path to the front door and driveway alongside the property to the garage behind. The Rear Garden is North/West facing with patio, hot tub, well stocked beds and borders, gazebo and large lawn ideal for family use and a shed.

This property is conveniently located for access to local amenities, including those in the adjoining 'village' of Ponteland, with schools for all ages, wide choice of shops including Waitrose, excellent selection of pubs and restaurants and a number of sports and leisure facilities

**Entrance Porch 4'11 x 4'10 (1.50m x 1.47m)**

**Lounge 14'8 x 22'0 (max) (4.47m x 6.71m (max))**

**Kitchen 11'10 x 7'2 (3.61m x 2.18m)**

**Rear Hall/Utility 5'3 x 3'4 (1.60m x 1.02m)**

**Dining Room 12'3 x 8'8 (3.73m x 2.64m)**

**Conservatory 11'3 x 11'2 (3.43m x 3.40m)**

**Inner Hall 12'4 x 6'8 (3.76m x 2.03m)**

**Bedroom 1 13'0 x 11'4 (+dr recess) (3.96m x 3.45m (+dr recess))**

**Bedroom 2 11'4 x 10'2 (3.45m x 3.10m)**

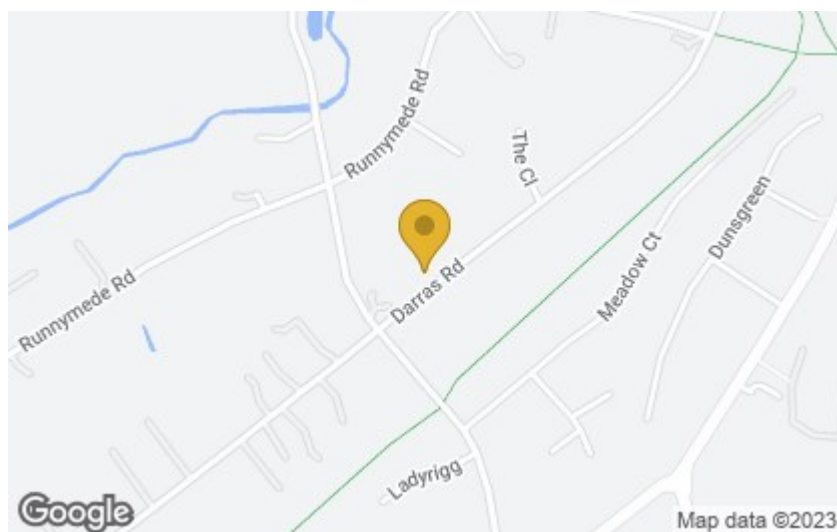
**Bedroom 3 9'10 x 9'0 (3.00m x 2.74m)**

**Bathroom/WC 8'9 x 6'2 (+recess) (2.67m x 1.88m (+recess))**

**First Floor Landing**

**Bedroom 4 16'9 x 11'10 (5.11m x 3.61m)**

**Detached Garage 20'0 x 17'9 (6.10m x 5.41m)**



Energy Performance: Current D Potential B

Council Tax Band: E

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.