



- 4/5 Bed Detached House
- 27' Breakfasting Kitchen
- Master Bed; Dressing Room; En Suite
- Garage

- Superbly Presented & Appointed
- Garden Room and Study
- Fabulous Landscaped Garden

- Lounge with Fireplace
- Utility & Cloaks/Boot Rooms
- Studio/Office

A rare opportunity to purchase a spacious, well appointed and presented 4/5 bedroom detached house, in an excellent location within the sought after village of Ponteland. Much improved by the current owners, the Reception Hall, with cupboard, leads to the Cloakroom/WC, with wc and vanity unit with circular wash basin. The focal point of the Lounge is the cast iron and tiled open fireplace within an attractive surround and there is also built in book/display shelving. A Kitchen Ante Room has a range of cupboards and is open to the 27' Breakfasting Kitchen, well fitted with wall and base units, central island with sink unit, granite work surfaces, range style dual fuel cooker, integral dishwasher with matching door, picture window and sliding doors to the rear garden. There is a lovely Garden Room, with sliding doors to the rear garden and open to the Study. As well as a Utility Room with plumbing for a washer, there is a spacious Cloaks/Boot Room. Stairs lead from the hall to the First Floor Landing, with linen cupboard. Bedroom 1 has wall to wall mirror fronted wardrobes, a Dressing Room, also with fitted wardrobes and dressing table and an En Suite Bathroom/WC, with wc, wash stand with twin wash basins, panelled bath with shower mixer and shower quadrant with mains shower. There are 3 further main bedrooms, 2 of which have fitted wardrobes and a 5th Bed/Dressing Room, again with fitted wardrobes. The family Bathroom/WC has a wc, wall hung wash basin, double ended bath with mains shower and screen. The Garage has a roller shutter door and useful storage cupboards. A useful additional feature is a self contained Studio/Office with French doors and 3 Velux roof lights.

Externally, the Front Garden has artificial lawn, paved paths, resin driveway and a range of plants. The fabulous South/West facing Rear Garden is beautifully landscaped with artificial circular lawns, pond with water feature, pergola, patio, pizza oven, resin paths, mains lighting and range of plants

Reception Hall

Cloakroom/WC 11'0 x 6'8 (3.35m x 2.03m)

Lounge 18'4 x 14'5 (max) (5.59m x 4.39m (max))

Kitchen Ante Room 12'6 x 7'0 (3.81m x 2.13m)

Breakfasting Kitchen 27'2 x 10'0 (8.28m x 3.05m)

Garden Room 18'8 x 10'9 (5.69m x 3.28m)

Study 15'4 x 8'1 (4.67m x 2.46m)

Utility Room 7'9 x 4'10 (2.36m x 1.47m)

Cloaks/Boot Room 11'0 x 7'4 (3.35m x 2.24m)

First Floor Landing

Bedroom 1 16'10 x 11'8 (5.13m x 3.56m)

Dressing Room 10'9 x 5'0 (3.28m x 1.52m)

En Suite Bathroom/WC 10'2 x 6'10 (3.10m x 2.08m)

Bedroom 2 12'8 x 9'3 (3.86m x 2.82m)

Bedroom 3 11'2 x 10'2 (3.40m x 3.10m)

Bedroom 4 12'1 x 9'5 (3.68m x 2.87m)

Dressing/Bedroom 5 8'2 x 7'2 (2.49m x 2.18m)

Bathroom/WC 8'8 x 6'10 (2.64m x 2.08m)

Garage 15'8 x 10'6 (4.78m x 3.20m)

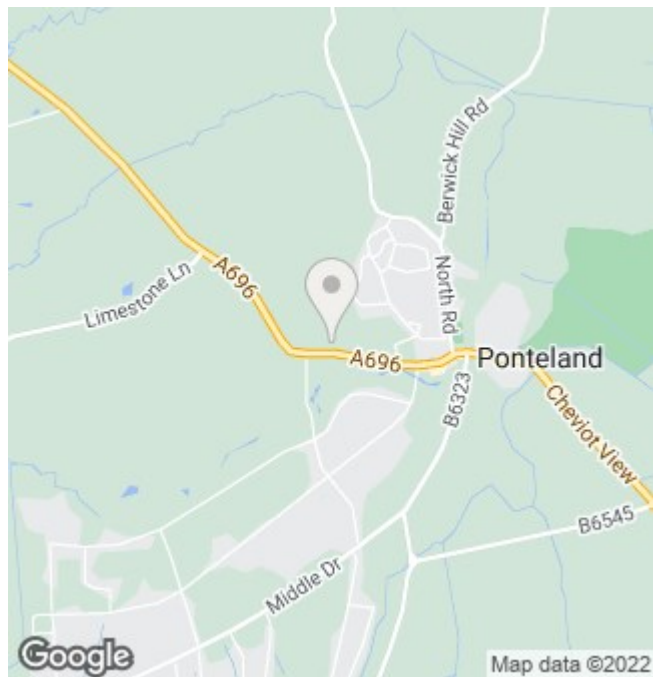
Studio/Office 18'8 x 8'0 (5.69m x 2.44m)





Energy Performance: Current C Potential C
Council Tax Band:





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.