

4



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- 4 Bed Semi Detached House
- Fabulous 24' Kitchen/Family Room
- Garage with Electric Door
- Ideal Family Property

- Extended & Well Appointed
- Utility Room
- Generous Family Garden

- Lounge with Open Fireplace
- Family Bathroom & En Suite
- Sought After Location

A beautifully extended and presented 4 bedroomed semi detached house, offering spacious family accommodation within this sought after location. The Entrance Hall, with tiled floor, leads to the Reception Hall. The focal point of the Lounge is an open fireplace with fitted book/display shelving to the recess. Double doors open to the fabulous 'L' shaped 24' Kitchen/Family Room. Superbly fitted with a range of high gloss wall and base units and sink unit, there is a Belling electric range style cooker with extractor over, integral dishwasher with matching door, central island, Velux roof light and French doors to the rear garden. The Utility Room is fitted with a range of wall and base units, sink unit, plumbing for a washer and Baxi boiler. Stairs lead from the hall to the First Floor Landing, with access to the loft. Bedroom 1 is to the front. The Guest/Bedroom 2 is also to the front and has an En Suite Shower/WC, fitted with a low level wc, pedestal wash basin, shower quadrant with mains shower, tiled floor and mirror fronted cabinet. Bedroom 3 is to the rear, with Bedroom 4 to the front. The Bathroom/WC has a low level wc, pedestal wash basin, 'P' shaped bath with electric shower over, curved screen, fully tiled surrounds and tiled floor. The Garage is attached with electric roller shutter door.

Externally, the Front Garden is lawned and has a block paved driveway to the garage. The generous Rear Garden is ideal for family use, with patio with steps up to the lawn and colourful and well stocked borders housing a collection of plants and shrubs.

Simonside View is pleasantly located on the north western periphery of the desirable village of Ponteland, conveniently situated for a wide range of amenities including the Park, schools for all ages, good range of pubs and restaurant, excellent choice of shops including Waitrose and a selection of sporting and leisure facilities. Ponteland is ideal for commuting into the city and well placed for the Airport.

Entrance Hall 5'10 x 3'6 (1.78m x 1.07m)

Reception Hall 14'2 x 6'6 (4.32m x 1.98m)

Lounge 13'6 x 11'8 (4.11m x 3.56m)

Kitchen/Family Room 24'8 x 21'3 (max) (7.52m x 6.48m (max))

Utility Room 8'2 x 6'6 (2.49m x 1.98m)

First Floor Landing

Bedroom 1 13'0 x 10'6 (3.96m x 3.20m)

Guest/Bedroom 2 13'8 x 6'6 (+dr recess) (4.17m x 1.98m (+dr recess))

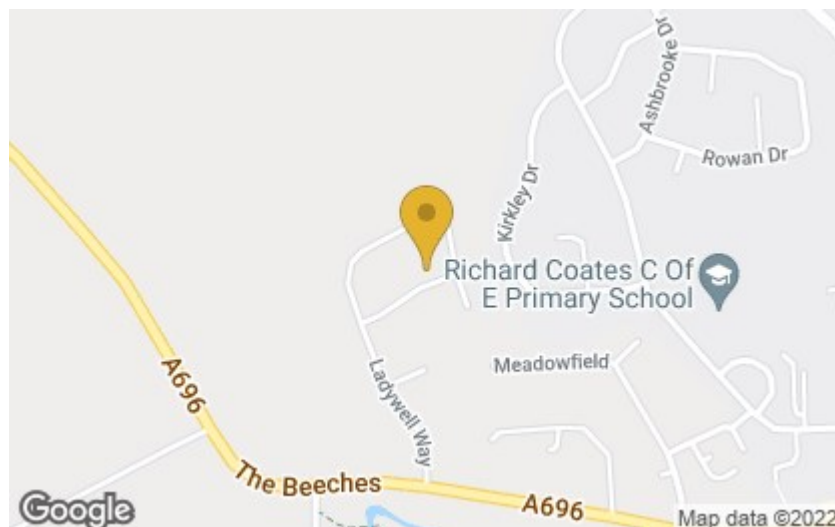
En Suite Shower/WC 8'10 x 6'6 (2.69m x 1.98m)

Bedroom 3 11'2 x 10'9 (3.40m x 3.28m)

Bedroom 4 9'6 x 7'4 (2.90m x 2.24m)

Bathroom/WC 8'4 x 7'2 (2.54m x 2.18m)

Garage 17'4 x 6'9 (5.28m x 2.06m)



Energy Performance: Current D Potential C

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.