



3



2



1

- 3 Bed Semi Detached Dormer Bungalow
- Newly Installed 19' Breakfasting Kitchen
- 1st Fl Master Bed with En Suite
- Convenient, Sought After Location

- Extended, Refurbished Accommodation
- 2 Ground Floor Beds
- Detached Double Garage with Electric Door

- 24' Dual Aspect Lounge/Dining Room
- Refitted Bathroom/WC with Shower
- Front & Rear Gardens

An extended and refurbished 3 bedroomed double fronted, semi detached dormer bungalow, with large detached garage, in this sought after 'village' location, well placed for the Metro. This property has been extensively refurbished, providing deceptively spacious accommodation ideal, for a couple or family and includes newly laid carpets and floor coverings. The Reception Hall leads to the 24' dual aspect Lounge, with recessed fireplace, bay window to the front and sliding patio doors opening to the rear garden. The 19' Breakfasting Kitchen has newly installed wall and base units with inset sink unit to square edged work surfaces, split level oven with 4 ring gas hob and extractor over, plumbing for a washer, combi boiler and door to the side. Bedroom 2 has a bay to the front, whilst Bedroom 3 is to the rear. The refitted Bathroom/WC has a low level wc, pedestal wash basin and 'P' shaped bath with mains shower over, curved shower screen and chrome towel warmer. Stairs lead from the hall to the First Floor where Bedroom 1 enjoys a pleasant aspect to the rear and the En Suite Shower/WC is fitted with a low level wc, pedestal wash basin and shower cubicle with electric shower unit. The Detached Garage is particularly spacious, with electric roller shutter door.

Externally, the Front Garden is lawned and a block paved driveway leads to double gates to the side, opening to a gravelled driveway to the Garage.

This property is pleasantly situated, well placed for Kingston Park Stadium, home of Newcastle Falcons and Thunder, Kenton Bank Foot Metro Station and the Twin Farms pub/restaurant. There are good road links to Ponteland, the Airport, Kingston Park, Gosforth and Newcastle as well as excellent rail links via the Metro system.

#### Reception Hall

**Breakfasting Kitchen 19'4 x 8'6 (5.89m x 2.59m)**

**Lounge/Dining Room 24'6 (into bay) x 14'2 (max) (7.47m (into bay) x 4.32m (max))**

**Bedroom 2 14' x 13'3 (into bay) (4.27m x 4.04m (into bay))**

**Bedroom 3 11'8 x 7'4 (3.56m x 2.24m)**

**Bathroom/WC 10'9 x 5'9 (+dr recess) (3.28m x 1.75m (+dr recess))**

**Bedroom 1 10'8 x 13' (max) (3.25m x 3.96m (max))**

**En Suite Shower/WC 8'9 x 3'2 (2.67m x 0.97m)**

**Detached Garage 20'2 x 11'10 (6.15m x 3.61m)**



Energy Performance: Current E Potential C

Council Tax Band: C

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.