



4



2



3

- 4 Bed Semi Detached House
- Fabulous Multi-functional Kitchen/Family Room
- Mezzanine/Loft Room with 4th Bed
- Backs onto School Field

- Extended & Beautifully Presented
- Refurbished Bathroom and Sep Shower Room
- Attached Garage

- Lounge with Fireplace
- Master Bed with Dressing Room
- South Facing Rear Family Garden

An extended and beautifully presented 4 bedroomed semi detached house, with lovely open aspect over school fields to the rear. Appointed to a high standard, this property provides exceptional family accommodation with many outstanding features. The Reception Hall, with oak floor and cloaks rail, leads to the Cloakroom/WC, with wc and wash basin. The focal point of the Lounge is an open tiled fireplace with painted surround and there is an oak floor and bay to the front. The stunning open plan Multi-functional Kitchen and Family Room has 3 distinct areas; the superb Kitchen area is fitted with wall, base and display units, Corian work surfaces, Smeg dual fuel range style cooker with extractor over, central island incorporating a breakfast table, wine cooler and 3 Velux roof lights; the Sitting Room has a wood burning stove and fitted book/display shelving to the recesses; and the Dining Area, with lantern roof and sliding patio doors to the garden. Stairs lead from the hall to the First Floor Landing. Bedroom 1 has a bay to the front and Dressing Room fitted with mirror fronted wardrobes. Bedroom 2 has a pleasant open aspect to the rear, Bedroom 3 is to the front and Bedroom 4 is to the rear, with stairs up to a useful Mezzanine/Loft Space. The refurbished Bathroom/WC has a wc, wash basin and inset double ended bath with central mixer tap. The Shower/WC has a wc, wash basin and double shower enclosure with mains shower unit. The Garage is attached with up and over door.

Externally, the Front Garden is lawned with a driveway to the garage. The South facing Rear Garden has a patio with lawn and displays of plants and shrubs.

North Road is well placed for village amenities including schools for all ages, wide choice of shops including Waitrose, excellent selection of pubs and restaurants and a range of sporting and leisure facilities.

Ponteland is within excellent commuting distance of Newcastle and is ideally situated for Newcastle International Airport.

Reception Hall

Cloakroom/WC

Lounge 12'4 x 13'6 (into bay) (3.76m x 4.11m (into bay))

Kitchen 27'8 x 14'8 (max) (8.43m x 4.47m (max))

Sitting Room 12'8 x 12' (3.86m x 3.66m)

Dining Area 15'9 x 9'1 (4.80m x 2.77m)

First Floor Landing

Bedroom 1 11'6 x 14'8 (into bay) (3.51m x 4.47m (into bay))

Dressing Room 7'7 (max) x 7' (max) (2.31m (max) x 2.13m (max))

Bedroom 2 11'11 x 11'10 (3.63m x 3.61m)

Bedroom 3 9'7 x 8'6 (2.92m x 2.59m)

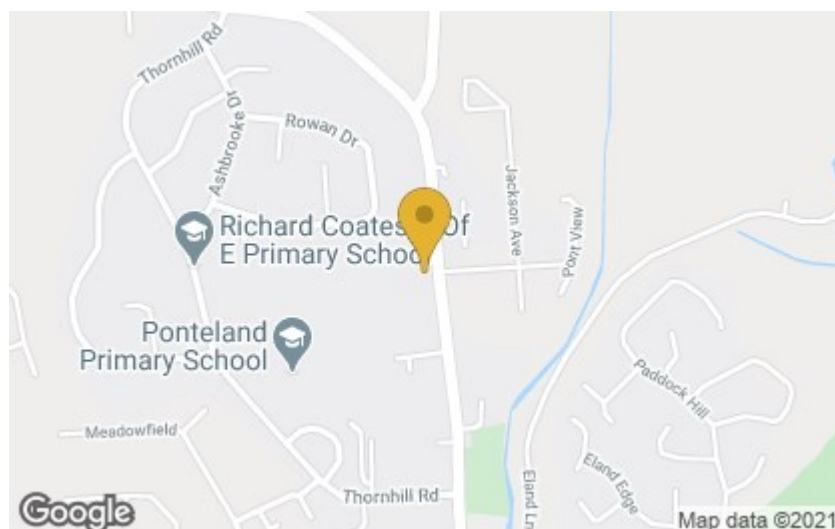
Bedroom 4 8'6 x 7'8 (2.59m x 2.34m)

Mezzanine/Loft 11' x 8'6 (3.35m x 2.59m)

Bathroom/WC 7'8 x 7'4 (2.34m x 2.24m)

Shower/WC 6' x 4'10 (1.83m x 1.47m)

Garage 18'3 x 13'4 (5.56m x 4.06m)



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.