



- 4 Bedrooms
- En-suite Shower Room/WC
- Living Room
- Family Room or 4th Bedroom

- Detached House
- Double Garage
- Utility Room & Cloaks WC

- Kitchen / Dining Room
- Modern Build
- Family Bathroom



A Characterful 3/4 bedroom detached house, constructed in 2003 and designed by the current owners to provide light and airy accommodation. Occupying a mature and prominent plot, on the outer periphery of Ponteland village with countryside views to the front. The Reception Hall with its generous width staircase leads to the 17' Lounge and features a wood mantle piece, bay window to front and double doors to the Kitchen/Dining Room. The Kitchen is fitted with a good range of oak fronted base, wall and drawer units with sink unit set into contrasting worktops and central island unit. Appliances include gas hob, extractor hood, double electric oven, dishwasher and fridge freezer. The Dining area has French doors to garden and Family room or 4th Bedroom has window to rear. The utility room is equipped with base units with space and plumbing for washing machine and tumble dryer and door access to the side of the property and Garage. The Garage has a roller entrance door and houses the gas fired central heating boiler. From the hall a Cloakroom/WC, with wc and wash basin. Stairs to the First Floor landing with all bedrooms featuring vaulted ceilings. Bedroom 1 is to the front and has a good range of fitted wardrobes along with an En Suite Shower Room/WC comprising wc with concealed cistern, wash hand basin and double walk in shower cubicle. Bedroom 2 also to the front has fitted wardrobes. Bedroom 3 is to the rear and the family Bathroom/WC is fitted with a wc, wash basin, bath with tiled surround and shower cubicle.

Externally, the Front Garden has lawn, mature trees and driveway to the garage. The Rear Garden features a timber deck patio, lawn with plants and shrubs to borders.

**Entrance Hall 21' x 6'09 (6.40m x 2.06m)**

**Cloaks WC**

**Living Room 17'10 x 14'05 (16'11 into bay) (5.44m x 4.39m (5.16m into bay))**

**Kitchen / Dining Room 19'06 x 14'05 (5.94m x 4.39m)**

**Utility Room 7'03 x 7'02 (2.21m x 2.18m)**

**Family Room or 4th Bedroom 14'05 x 8 (4.39m x 2.44m)**

**Bedroom 1 14'10 x 12'08 (15'09 into bay) (4.52m x 3.86m (4.80m into bay))**

**En-suite Shower/WC 10'05 x 4'08 (3.18m x 1.42m)**

**Bedroom 2 15'10 x 10 (13' into bay) (4.83m x 3.05m (3.96m into bay))**

**Bedroom 3 14'09 x 10 (13' into bay) (4.50m x 3.05m (3.96m into bay))**

**Bathroom/WC 9'06 x 9'06 (2.90m x 2.90m)**

**Garage 18'07 x 13'04 (5.66m x 4.06m)**





Energy Performance: Current C 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.