



- 4 Bedroomed Semi Detached House
- 28' Breakfasting Kitchen
- En Suite Shower/WC
- Gardens with Summer House

- Contemporary Cloaks/WC
- TV Room
- Family Bathroom

- 24' Dual Aspect Lounge
- 24' Master Bedroom
- Garage with Electric Door

An extended and much improved 4 bedroomed semi detached house, providing particularly spacious and well proportioned family accommodation, within this sought after village. With gas fired central heating and sealed unit double glazing, this property has many features, making it an exceptional contemporary property. The Reception Hall, with tiled floor, leads to the Cloakroom/WC with modern white suite with wc and circular wash basin with mirror over. The focal point of the 24' dual aspect Lounge is a contemporary fireplace. There are wall lights, mood lighting and French doors to the rear garden. The 28' Breakfasting Kitchen is very well fitted with a good range of contrasting wall and base units with inset twin bowl Belfast sink, Belling dual fuel range style cooker with extractor over, glass breakfast bar, integral dishwasher with matching door, American style fridge/freezer and French doors opening to the rear garden. The TV Room has been created out of one of the garages and would convert back if required. Stairs lead from the hall to the First Floor Landing. The dual aspect 24' Master Bedroom is particularly generous and opens through to the En Suite Shower/WC, with wc, his and hers wash basins with mirror over and shower enclosure with rainhead and hand held showers. Bedroom 2 is to the front, with Bedroom 3 to the rear and having wall to wall wardrobes with sliding doors, and Bedroom 4 to the front. The family Bathroom/WC has a wc, wall mounted wash basin and roll top bath with central mixer tap. The Garage has an electric roller door.

Externally, the Front Garden is block paved with a well stocked bed, pedestrian gate and 2 sets of double gates, providing access to the garage and parking area. The Rear Garden has a block paved patio area, raised deck with summerhouse and shed and a range of plants and shrubs.

Rowan Drive is well placed for local schools, good choice of pubs and restaurants, choice of shops and a range of sporting and leisure facilities.

Reception Hall

Cloakroom/WC

Lounge 24'2 x 13'7 (7.37m x 4.14m)

Breakfasting Kitchen 28'9 x 11'6 (8.76m x 3.51m)

TV Room 15'3 x 11'6 (4.65m x 3.51m)

First Floor Landing

Bedroom 1 18'7 x 24' (max) (5.66m x 7.32m (max))

En Suite Shower/WC 9'3 x 5'9 (2.82m x 1.75m)

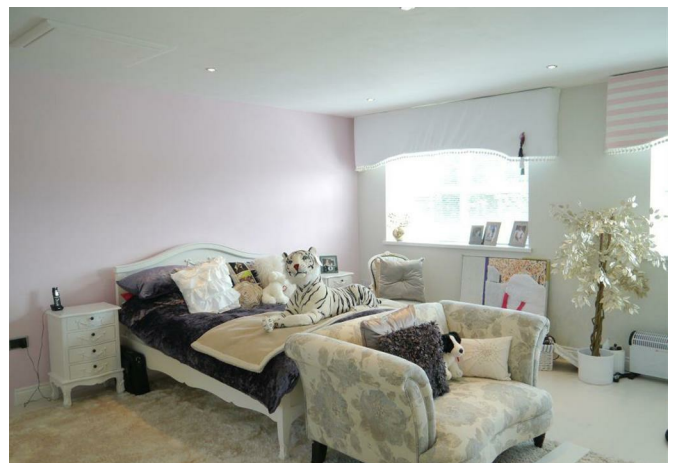
Bedroom 2 13' x 10'2 (+dr recess) (3.96m x 3.10m (+dr recess))

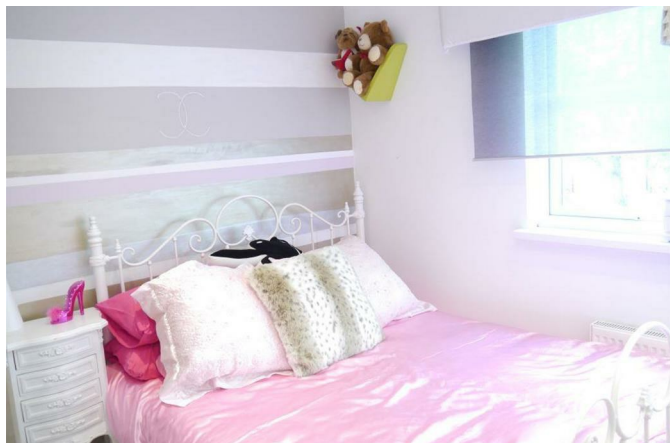
Bedroom 3 11' x 10'6 (3.35m x 3.20m)

Bedroom 4 10'1 x 7' (3.07m x 2.13m)

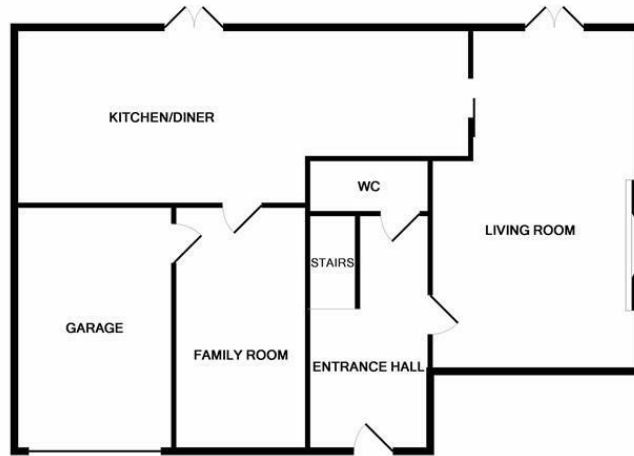
Bathroom/WC 7'6 x 5'6 (2.29m x 1.68m)

Garage 17' x 10'6 (5.18m x 3.20m)

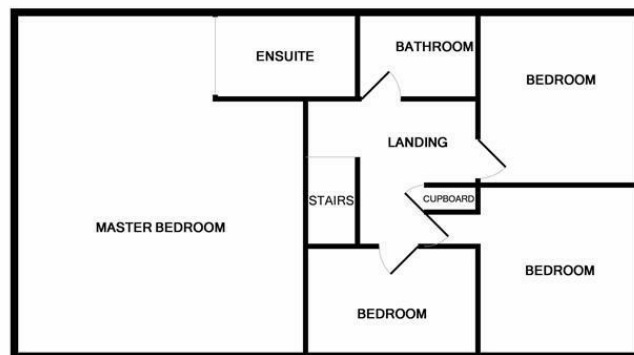




Energy Performance: Current C Potential B
 Council Tax Band: C
 Northumberland County Council
 Ponteland/Richard Coates Primary School: 0.2 Miles
 Ponteland Middle/High Schools: 1 Mile
 Newcastle International Airport: 2.29 Miles
 Newcastle Central Railway Station: 9.5 Miles



GROUND FLOOR
APPROX. FLOOR
AREA 997 SQ.FT.
(92.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 864 SQ.FT.
(80.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1861 SQ.FT. (172.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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