



- Rare Self Build Opportunity
- Fully Serviced Plot
- Builder/Project Manager Available
- Fabulous Opportunity

- for 5 Bed 3 Bath Detached House
- Pre-Approved Plans
- Beautiful Semi Rural Location

- Exclusive Gated Development
- ANPR Private Entry System
- Convenient for Airport & City

A rare opportunity to 'self build' a fabulous 5 bedroomed detached family house within an exclusive gated development. Birchwood will be one of only 5 properties, to be constructed to exacting standards in a beautiful private setting. These fully serviced plots will be accessed via an ANPR private entry system. Built in Beamish Blend brick to pre approved plans, the Reception Hall will have a Cloakroom and WC. There will be a generous Lounge with separate Snug. Double doors will open to a stunning open plan Kitchen/Dining/Family Room, which in turn is open to a charming Sun Room. There will also be a separate Utility Room. Stairs lead from the hall to the First Floor Landing. The dual aspect Master Bedroom has a Dressing area and En Suite Shower/WC. The Guest/Bedroom 2, to the front, also has a Dressing area and En Suite Shower/WC. Bedroom 3 is to the front, with Bedrooms 4 and 5 to the rear. There is also a Family Bathroom. The Double Garage is attached.

Medburn is a sought after village, close to Ponteland, with excellent facilities including schools for all ages, good choice of pubs and restaurants, wide range of shops including Waitrose and a variety of sporting and leisure facilities, including leisure centre with swimming pool.

Medburn is within excellent commuting distance of Newcastle upon Tyne, is ideally situated for Newcastle International Airport and has good access to the A69 and A1.

Please note: Builders and/or Project Managers can be supplied if preferred. Buyers Packs are available for inspection within Goodfellows Ponteland Office.

Reception Hall

Cloakroom

WC

Lounge

Snug

Kitchen/Family Room

Sun Room

Utility Room

First Floor Landing

Bedroom 1

Dressing Room

En Suite Shower/WC

Bedroom 2

Dressing Room

En Suite Shower/WC

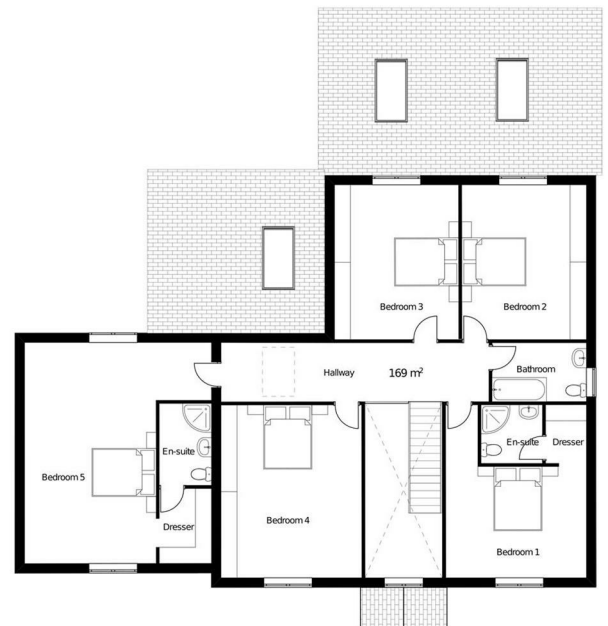
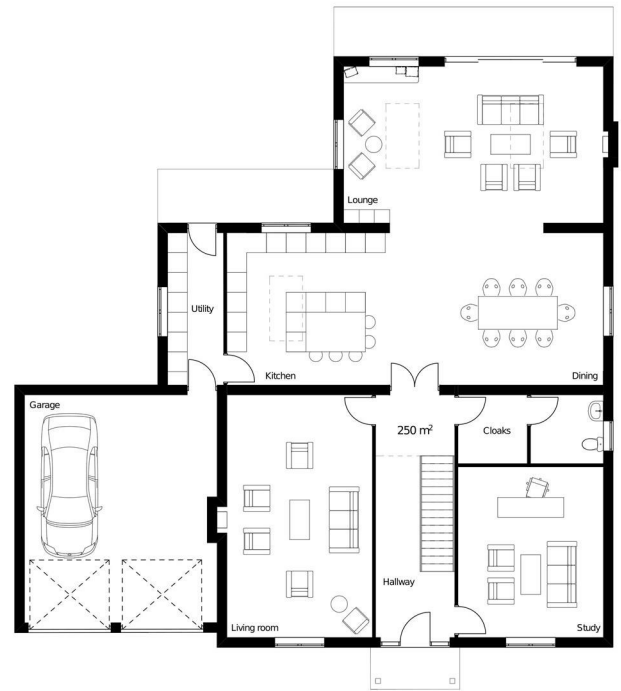
Bedroom 3

Bedroom 4

Bedroom 5

Family Bathroom/WC

Double Garage



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.