



- Extensively Modernized
- Utility Room
- Garage
- Council Tax Band C

- Magnificent Open Plan Kitchen/Dining/Living • Lounge Room
- Shower Room WC
- Spacious Drive

- Family Bathroom WC
- West Facing Rear Garden

A superbly updated and extended 3 bedroom semi detached house, providing modern family accommodation in the sought after village of Ponteland. The Entrance Porch leads to the Lounge with window to front and stairs with understair cupboard lead to the first floor. The magnificent Kitchen/Dining and Living room is superbly fitted with a good range of base and wall units with Corian worktops. An island unit incorporating a breakfast bar has an inset sink unit. Appliances include; electric oven, combination oven, gas hob with extractor over and integrated dishwasher. There are double doors to the garden and roof light providing lots of natural light. The Utility Room has matching fitted units and worktops with inset sink unit, cupboard with gas boiler and door to garden. The Shower/WC features a modern suite including wc with concealed cistern and wash basin set into vanity unit and walk in shower. Stairs lead from the Lounge to the First Floor Landing with loft access hatch. Bedroom 1 is to the rear with Bedroom 2, also a double to the front with Bedroom 3 also to the front. The Bathroom/WC is fitted with a contemporary white suite with low level wc with concealed cistern and wash basin set into vanity unit. The bath has shower over with shower screen and fully tiled walls and floor. The Garage is attached with electric roller access door. Externally to the Front is a good sized, block paved driveway providing off street parking. The West facing Rear Garden has lawn and raised seating area.

Situated on Rowan Drive and well placed for Ponteland's excellent amenities including schools for all ages, good choice of excellent pubs and restaurants, range of shops including Waitrose and a number of sporting and leisure facilities. Ponteland is within excellent commuting distance of Newcastle upon Tyne and is well placed for Newcastle International Airport.

**Entrance Porch 7'3" x 4'0" (2.221 x 1.221)**

**Lounge 16'11" x 10'2" (5.158 x 3.113)**

**Kitchen / Dining / Living Room 18'8" x 17'2" (5.699 x 5.254)**

**Utility Room 8'4" x 6'8" (2.549 x 2.034)**

**Shower Room WC**

**Garage 12'5" x 10'0" (3.792 x 3.062)**

**First Floor Landing**

**Bedroom 1 11'1" x 8'8" (3.401 x 2.662)**

**Bedroom 2 10'5" x 9'2" (3.193 x 2.808)**

**Bedroom 3 7'2" x 6'11" (2.196 x 2.132)**

**Family Bathroom WC**







Energy Performance: Current D Potential D

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.