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LYNWOOD CLOSE, PONTELAND, NE20

Offers Over £525,000

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Excellent Detached Family Home Boasting a Superb and Private Position with Three Reception Rooms, Kitchen/Breakfast Room, Four Good Sized Bedrooms, Family Bathroom plus Re-Fitted Shower Room, Mature South Facing Lawned Rear Gardens & Off Street Parking for Several Vehicles & Integral Double Garage with No Onward Chain.

This lovely, detached family home is ideally located on the desirable Lynwood Close, Darras Hall. Lynwood Close, which is positioned just off from Linden Way and Woodside, is perfectly placed to provide easy access into Ponteland Village, with excellent shops, cafes, restaurants and outstanding local schooling.

The property itself is accessed via a long, private driveway which in turn leads up to the front driveway and mature front gardens.

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The main entrance is accessed over a paved walkway and gives access to a front porch, which in turn leads through to a central entrance hallway with a staircase leading to the first floor and ground floor cloakroom/WC.

To the left-hand side of the hallway, there is a great living room with large window providing a desirable green outlook over the front gardens. The lounge is open to the dining room which offers a south facing window overlooking the rear gardens and doors leading into both the family room and kitchen.

To the very rear of the property is a generous family room (which is currently being utilised as a ground floor bedroom space) to the rear gardens. This room has been extended and offers dual aspect windows with sliding doors leading out onto the rear terrace and gardens.

A door from the entrance hall then leads into the kitchen/breakfast room. The kitchen/breakfast room offers a door leading into the integral double garage.

The stairs then lead up to the first-floor landing and give access to four good sized bedrooms, of which three are comfortable doubles. The landing also leads into a family bathroom with a separate shower room which has been re-fitted recently.

Externally, the property enjoys a generous and desirable garden plot, which extends to approximately 0.31 of an acre, with mature gardens that are laid predominately to lawn with well stocked borders and fenced boundaries. The rear gardens and south facing and provide a paved patio area to the rear which offers space for garden furniture or for entertaining.

The property also offers an integral double garage with dual electronic up and over doors.

This is an excellent opportunity to purchase a desirable detached home and an attractive and private plot within Darras Hall and early viewings are deemed absolutely essential.



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : E

EPC RATING : D

SERVICES :



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		77
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	