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PONT VIEW, PONTELAND, NE20

Offers Over £385,000

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Beautifully presented three-bedroom home located on Pont View in the highly desirable village of Ponteland. The property has been thoughtfully modernised to create a stylish and contemporary living space, with a stunning open-plan kitchen, dining and family area forming the heart of the home.

Internally, the accommodation includes a bright living room with a bay window to the front, while to the rear is an impressive open-plan kitchen and family space with a vaulted ceiling, Velux windows and bi-folding or patio doors opening onto the garden. The kitchen features a large central island with waterfall quartz work surfaces and integrated appliances, alongside a utility room with access to the garage. Upstairs, three well-proportioned bedrooms are served by a modern family bathroom.

Externally, there is a block-paved driveway providing parking for three vehicles and a west-facing rear garden with direct access to a green space behind.

Ponteland is a highly sought-after village offering an excellent range of shops, cafés, restaurants and well-regarded schools. The area benefits from strong transport links to Newcastle city centre and Newcastle International Airport, making it a convenient yet peaceful location for family living.

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The internal accommodation comprises: an entrance hall with stairs to the first floor and access to a bright living room on the left. To the left-hand side is a living room featuring a bay window to the front elevation. To the rear of the property is a superb open-plan dining, kitchen and family space, which forms the heart of the home. This space includes a substantial central island with waterfall quartz work surfaces, a full range of integrated appliances and a vaulted ceiling incorporating Velux roof windows. Bi-folding or patio doors open directly onto the rear patio and garden, allowing excellent natural light throughout. The family area also incorporates a media wall, creating a practical yet stylish living space. To the right-hand side of the kitchen area is a utility room with access through into the garage.

Stairs from the hallway lead to the first-floor landing, which provides access to three generously sized bedrooms and a family bathroom, all of which are presented in excellent condition.

Externally, the property benefits from a block-paved driveway providing parking for three vehicles. The rear garden is west-facing and benefits from a gate providing direct access into a green area to the rear, making it particularly attractive for families with children or those with dogs



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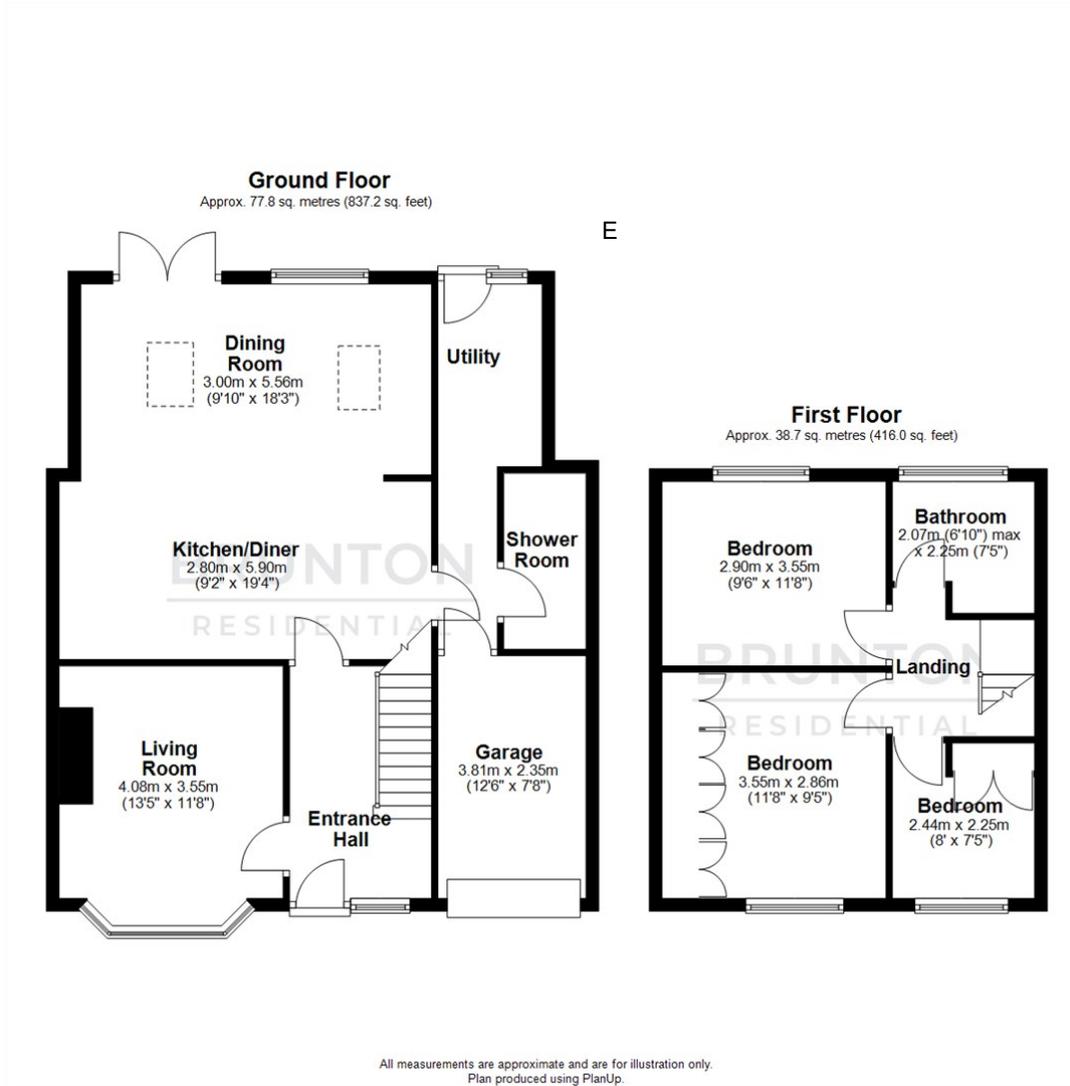
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TENURE : Freehold

LOCAL AUTHORITY : North Tyneside CC

COUNCIL TAX BAND : E

EPC RATING : D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(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	