



CHURCH CHARE, PONTELAND, NE20

Offers Over £625,000

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Well-Proportioned Four-Bedroom Detached Home Positioned on a Generous Plot in a Sought-After Part of Ponteland. Featuring a Double Garage, Open-Plan Kitchen/Dining/Family Space, Lounge and Dining Room, Utility Room, Refurbished Bathroom, En-Suite Shower Room and Ground Floor WC, South-West-Facing Rear Garden.

The property offers spacious and versatile accommodation across two floors, including a bright lounge with bay window and double doors to the dining room, a spacious kitchen/dining/family area with garden views, a utility room, and a recently updated ground floor WC. Upstairs hosts four well-sized bedrooms, three with fitted storage, and two modern bathrooms, including a stylish en-suite and a family bathroom with freestanding tub.

Positioned within easy reach of well-regarded schools, village shops and local amenities, this attractive home also enjoys ample driveway parking and a private rear garden with patio area, ideal for families or those seeking space in a prime Ponteland location.

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Internal accommodation briefly comprises: Entrance hallway that includes a recently refurbished WC and provides access to the main ground floor rooms. To the front of the property is a bright and spacious lounge with a large bay window and double doors that open into the adjoining dining area.

To the rear, you'll find a generous open-plan kitchen, dining, and family space that enjoys pleasant views over the garden. The kitchen is well-equipped with a range of fitted units and offers ample space. From here, you also have access to a useful utility room and internal access to the double garage.

Upstairs, the landing leads to four well-proportioned bedrooms. The principal bedroom features fitted wardrobes and a recently upgraded en-suite shower room. Two of the remaining bedrooms also benefit from fitted storage. The stylish family bathroom has been modernised to a high standard and includes a freestanding bath, washbasin, and WC.

Externally, the property occupies a generous plot with a driveway providing off-street parking for several vehicles and access to the double garage. The South-West-facing rear garden features a large patio seating area and an expansive lawn, making it ideal for family use or outdoor enjoyment.

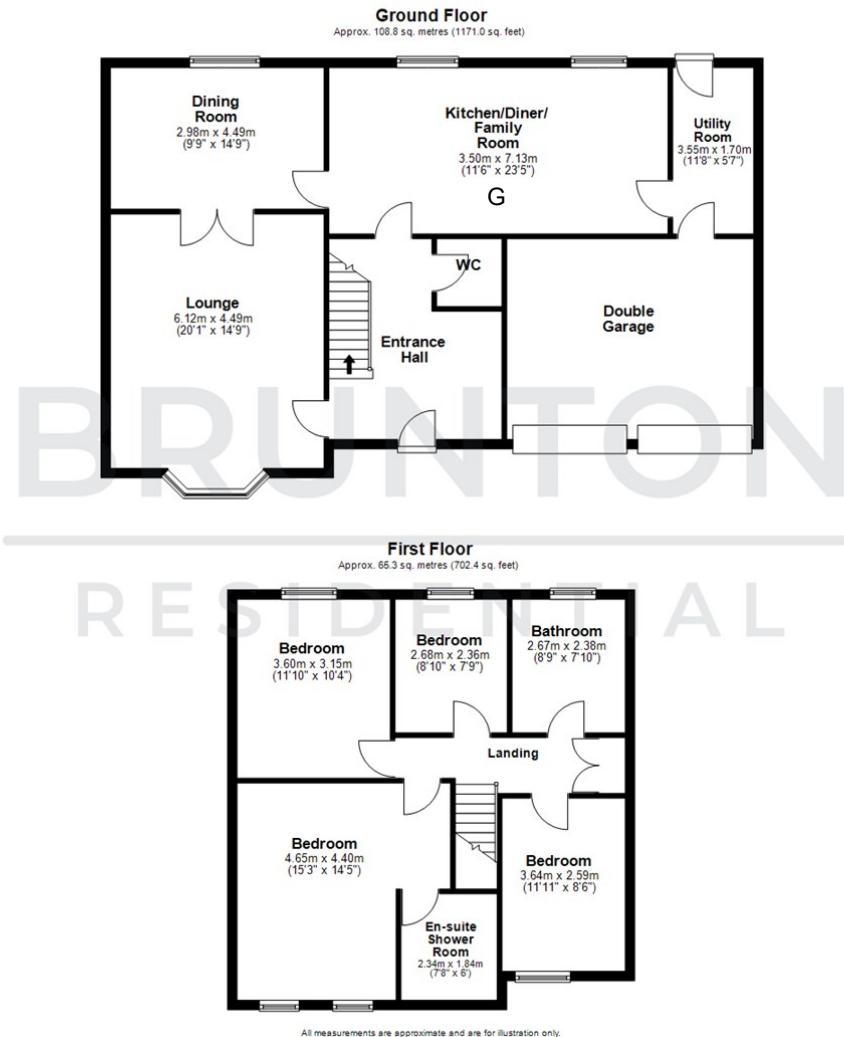
This property is currently Leasehold with 68 years remaining, but the vendor has advised she is purchasing the freehold, probate not yet granted



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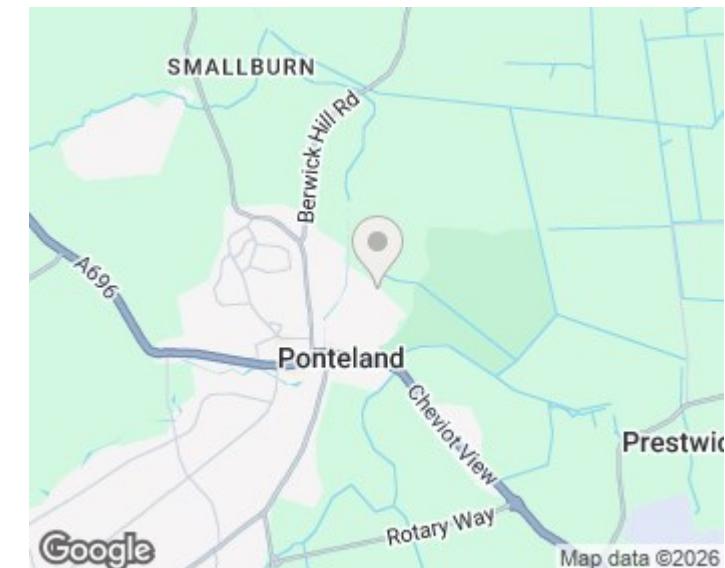
TENURE : Freehold



LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : G

EPC RATING :



| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs (92 plus) A | | |
| (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 | |