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ROSEWOOD DRIVE, PONTELAND, NE20

Offers Over £510,000

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This beautifully presented, four-bedroom detached home, situated in the desirable area of Rosewood Drive, benefits from wonderful rural/woodland views and a sought after cul-de-sac location.

The property features four good-sized bedrooms, with the principal benefitting from an en-suite shower room and fitted wardrobes. The property also offers two versatile reception rooms, an open-plan kitchen, dining, and living space, as well as well-maintained front and landscaped rear gardens with a tranquil position looking onto woodland. The property benefits from off street parking on the driveway, which leads to the garage.

Located in Ponteland, this home provides access to excellent schools, local shops, parks, and convenient transport links. Freehold - EPC B - Council tax band F

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Upon entering this well-maintained home, you are welcomed into a hallway with light oak flooring, and stairs leading to the first floor. To the right, there is a spacious lounge featuring a bay window to the front and a charming fireplace with fitted storage to the alcoves. On the left, a versatile reception room, currently used as a dining room, which also has light oak flooring, and benefits from a front-aspect window.

From the hallway, you have access to a modern, well-equipped kitchen fitted with a range of floor and wall units, a centre island/ breakfast bar, and integrated appliances. The open-plan layout provides ample space for a living or dining area, currently used as a garden room, with French doors leading to a paved patio/ seating area under a timber pergola, and additional double doors opening onto the garden. Natural granite flooring with additional under floor heating, benefit the kitchen and garden room. A useful WC completes the ground floor.

Upstairs, there are four well-proportioned bedrooms, with the principal bedroom featuring fitted wardrobes and an en-suite shower room with under floor heating. The remaining bedrooms are served by a family bathroom, which includes a bath with an overhead shower, a washbasin, and a WC. The property boasts Google Nest smart thermostats on both floors, for added convenience.

Externally, the property benefits from a well-maintained, low-maintenance, double width front garden, while the well stocked rear garden is spacious and enclosed, mainly laid to lawn with a paved seating area. A gate at each side of the house allows all-round access.



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland
County Council

COUNCIL TAX BAND : F

EPC RATING : B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(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	