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THE CLOGGS, PONTELAND, NEWCASTLE UPON TYNE, NE20

Offers Over £340,000

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Delightful three-bedroom semi-detached home is located on Cloggs, Ponteland, Newcastle-upon-Tyne. Presented in excellent condition throughout, the property combines modern family living with a practical layout, making it an ideal choice for growing families.

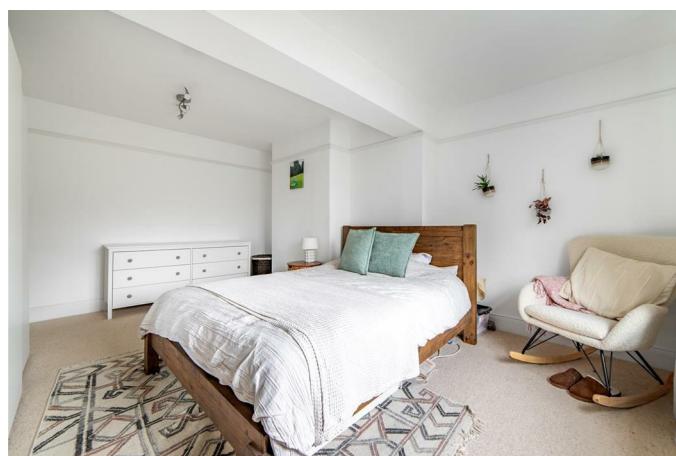
The accommodation is well-proportioned and versatile, with a spacious front lounge, a generous open-plan kitchen, dining and family area, and three bedrooms upstairs. The principal bedroom enjoys an en-suite shower room, and the remaining bedrooms are served by a family bathroom.

The property is perfectly positioned within Ponteland, benefiting from excellent access to local schools, shops, and amenities, while also providing straightforward transport links into Newcastle city centre and the surrounding area.

With off-street parking spaces and a superb rear garden, this home offers both space and practicality in a highly desirable location.

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The internal accommodation comprises: an entrance hall with stairs leading to the first floor. The ground floor features a well-presented lounge with a walk-in bay window, while to the rear is an excellent open-plan kitchen, dining, and family space, complete with French doors opening onto the rear terrace and gardens. The kitchen is fitted with modern cabinetry and wooden work-surfaces, with a door leading to the side of the property.

The first-floor landing provides access to three good-sized bedrooms. The principal suite benefits from an en-suite shower room, while the remaining two bedrooms are served by the family bathroom, fitted with a three-piece suite.

Externally, the property offers an off-street parking space to the front and a superb rear garden.



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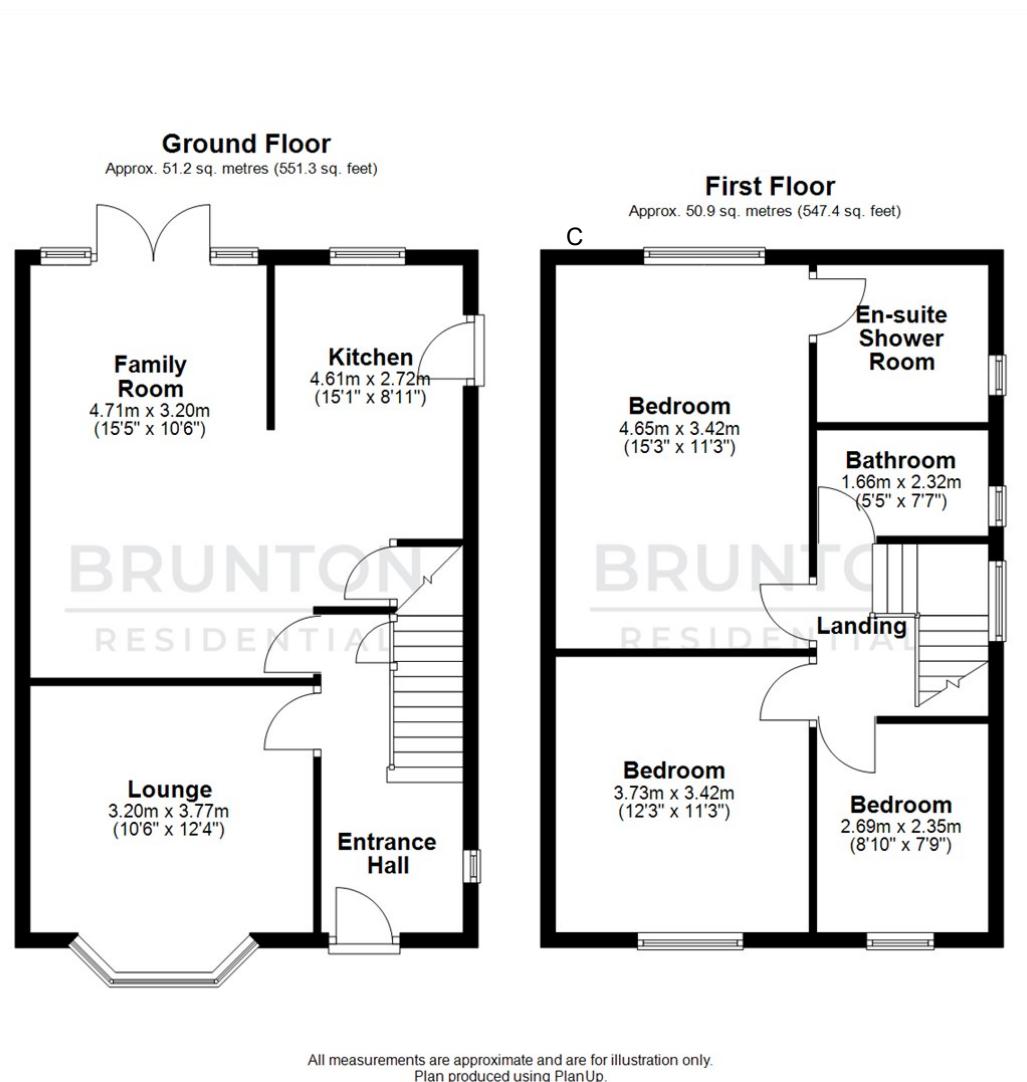
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING : C



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	