

# BRUNTON

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## RESIDENTIAL



**ASHBROOKE DRIVE, PONTELAND, NE20**

**Offers Over £290,000**



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Well Presented Semi-Detached Family Home Boasting a Porch, Spacious Lounge, Kitchen & Dining Area plus Conservatory, Shower Room, Three Bedrooms, Driveway, Garage & No Onward Chain!

This excellent, semi-detached home is ideally located on the desirable Ashbrooke Drive, Ponteland. Ashbrooke Drive, which is tucked just off from Thornhill Road, is perfectly situated within the highly regarded village of Ponteland and is placed just a short distance from an excellent array of local amenities including shops, cafés, parks, and leisure facilities.

Ponteland is also well served by outstanding local schooling and convenient road and transport links connecting to Newcastle Airport, the A696, and surrounding Northumberland villages.

Available with no onward chain, the property itself offers a generous lounge and dining area, a conservatory, a fitted kitchen with internal garage access, three well-proportioned bedrooms, a family bathroom, and ample built-in storage. This property is currently going through probate. Freehold - Council Tax Band C - EPC Rating C.







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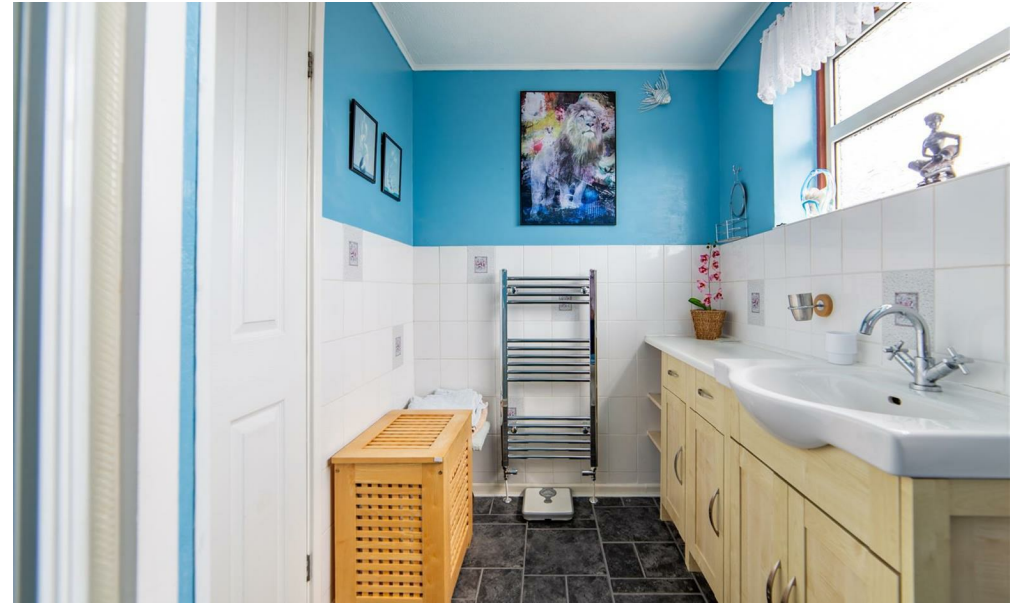
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The internal accommodation briefly comprises: Entrance via a pitched roof extension with a canopy, porch with space for a seating area, leading into a welcoming hallway with two generous storage cupboards. To the left is a bright and spacious living room featuring a central fireplace, which opens into a dining room which is positioned to the rear.

Beyond the dining area, a conservatory provides additional reception space and enjoys views over the rear garden. To the right of the dining room is a fitted kitchen, which also provides internal access to the garage and links back to the inner hallway, allowing for a practical flow through the ground floor accommodation.

Upstairs, the landing includes a further storage cupboard and gives access to three well-proportioned bedrooms and a family shower room.

Externally, the rear garden is beautifully maintained and rich with colour. It includes a summer house or pergola, a greenhouse, and raised beds—ideal for those with an interest in gardening or growing their own vegetables. To the front, the property features a driveway and a well-kept garden area with mature greenery.





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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		
	69	76
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		