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CHURCH CHARE, PONTELAND, NE20

Asking Price £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 bedroom, 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.

Agents note, 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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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.

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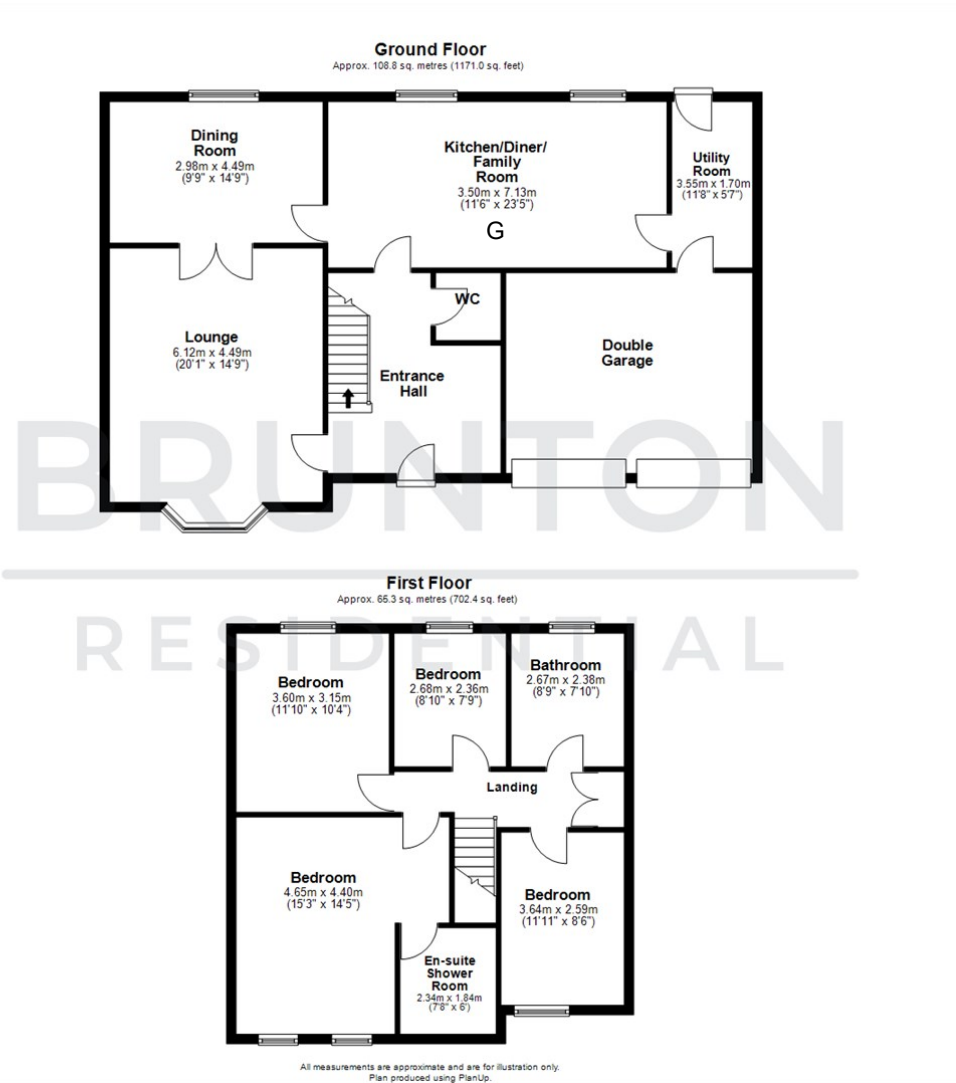
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TENURE : Leasehold

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	