



Ladywell Way Ponteland

This extended, contemporary property benefits from an exceptional open plan layout and a sought-after location close to a range of amenities and highly regarded schools in Ponteland village. The front door opens to a porch and hallway with access to the comfortable lounge. French doors from the lounge open to a magnificent dining kitchen with a stylish central island, access to the garden, space for a family area, a wonderful side kitchen providing more storage and work spaces and a rear hall with utility room, ground floor WC and a door to the patio. Stairs lead to the first floor landing, three well-proportioned bedrooms and a modern family bathroom. Externally there is a driveway leading to the store room and well maintained front and rear gardens. The property is in an excellent location close to leisure facilities, highly regarded schools for all ages, transport links, walking routes, pubs, shops and restaurants.

Asking Price: £350,000

ROOK
MATTHEWS
SAYER

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Ladywell Way Ponteland

Entrance Porch 3'8 x 5'2 (1.11m x 1.57m)

With tiled flooring

Inner Hallway

With carpeted flooring, spotlights, radiator and stairs to the first-floor landing.

Living Room 10'3 x 10'3 (3.12m x 3.12m)

A comfortable living room with feature fireplace, double glazed window to the front, spotlights, carpeted flooring and double doors to the kitchen.



Kitchen Dining Room 22 max x 16'8 (6.70m x 5.08m)

A modern fitted kitchen with central island, quartz work top, induction hob, integrated oven, integrated microwave, tiled flooring, plinth lighting and double-glazed window and doors to the garden.

Kitchen 7'1 x 10'7 (2.15m x 3.22m)

With fitted units, work surfaces with sink unit inset, part tiled walls, plinth lighting, space for a fridge freezer and dishwasher, spotlights, tiled flooring and a door to the store room.



Store Room 12'4 x 7'2 (3.75m x 2.18m) with lighting, shelving and garage door to the front.

Rear Hall

The rear hall has a door to the rear garden, carpeted flooring and access to the WC and utility room.

Utility Room 6'1 x 6'9 (1.85m x 2.05m)

With tiled flooring, plumbing for a washing, space for a dryer and a rail and work top for laundry.



WC

A convenient room with WC, wash hand basin, tiled flooring, part tiled walls, spotlights, extractor fan, double glazed window to the rear.

Landing

A carpeted landing with double glazed window to the side.

Bedroom Two 10'10 x 9'11 (3.30m x 3.02m)

This room has a double-glazed window to the rear, carpeted flooring and radiator.

Bathroom

A stylish modern bathroom with sink unit inset to storage, WC, bath with shower over, tiled flooring, part tiled walls, radiator, extractor fan and double-glazed window to the rear.

Bedroom One 9'11 max into recess x 13 (3.02m x 3.96m)

This generous room has a double-glazed window to the front, carpeted flooring and radiator.

Bedroom Three 6'5 x 10'1 max into recess (1.95m x 3.07m)

This room has carpeted flooring, radiator, fitted storage and a double-glazed window to the side with a lovely aspect.

Garden

A lovely garden with paved area, lawn, fence boundaries, decking area and shed.

To the front is a pretty garden and driveway leading to the store room.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway with garage

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

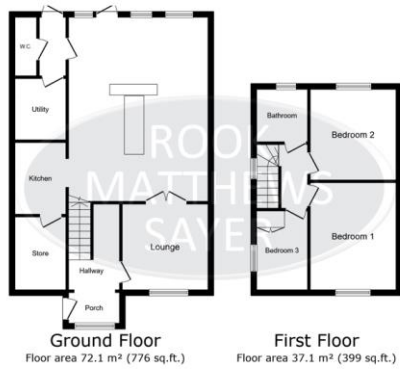
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: D

EPC RATING: E

P00007060.EC.SCJ.24042024.V.1





TOTAL: 109.2 m² (1,176 sq.ft.)

Ladywell Way, Ponteland

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, window, rooms and any other item are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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