



## Rowan Drive Ponteland

This impressive extended property benefits from a generous landscaped plot, open plan living space and an en suite shower room. The front door opens to a hallway with access to the generous living room, a stylish kitchen open to the well-proportioned dining room, family area with doors to the garden and a convenient utility room and attached garage. To the first floor there is three bedrooms, one of which has an en-suite shower room and a family bathroom. Externally there is a front garden with driveaway leading to the garage and a beautiful low maintenance rear garden with decking area to enjoy the sunny aspect. Ponteland has highly regarded schools for all ages, excellent amenities, shops, leisure facilities and transport links.

### Offers Over: £325,000

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# Rowan Drive Ponteland

## Entrance Hall

The double-glazed front door opens to a hallway wood effect flooring, two storage cupboards, radiator and contemporary solid hardwood and glass staircase to the first floor.

## Living Room 11'4 x 19'6 (3.45m x 5.94m)

A lovely room with double glazed window to the front, feature fireplace, wood effect flooring, radiator and doors to the dining room.

## Kitchen Dining Room 7'11 x 9'11 L shape 19'2 x 9'4 (2.41m x 3.02m L shape 5.84m x 2.84m)

A wonderful space with fitted kitchen, integrated dishwasher, fridge, range cooker with cooker hood, part tiled walls, sink unit inset, spotlights, tiled flooring, breakfast bar, dining area, radiator, double glazed windows and doors to the rear.

## Utility Room 7'7 x 9'7 (2.31m x 2.92m)

This useful space has a double-glazed window and door to the rear garden, tiled flooring, central heating boiler, space for a fridge freezer, washing machine and dryer and a door to the garage.

## Landing

A carpeted landing with storage cupboard and loft access.

## Family Bathroom

The bathroom has a bath tub with shower over, tiled walls, laminate tile flooring, WC, wash hand basin, double glazed window to the rear and a radiator.

## Bedroom One

A generous room with two double glazed windows to the front, carpeted flooring, fitted wardrobes and dressing table, radiators and a storage cupboard.



### Bedroom Two 14'6 x 9'2 (4.41m x 2.79m)

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

### En-suite Shower Room 9'1 x 4'6 (2.76m x 1.37m)

This room has a double-glazed window to the rear, shower enclosure, sink inset to storage, Amtico style flooring, spotlight, extractor fan and heated towel rail.

### Bedroom Three 10'7 x 11'2 plus recess (3.22m x 3.40m)

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

### Garage 19'6 x 9'7 (5.94m x 2.92m)

With light, power and garage door to the front.

### Garden

To the rear is a low maintenance garden with artificial grass, gravelled areas, planted borders and composite decking.

To the front is a well-proportioned block paved driveway and a mature garden laid to lawn.

### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: ADSL Modern

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.

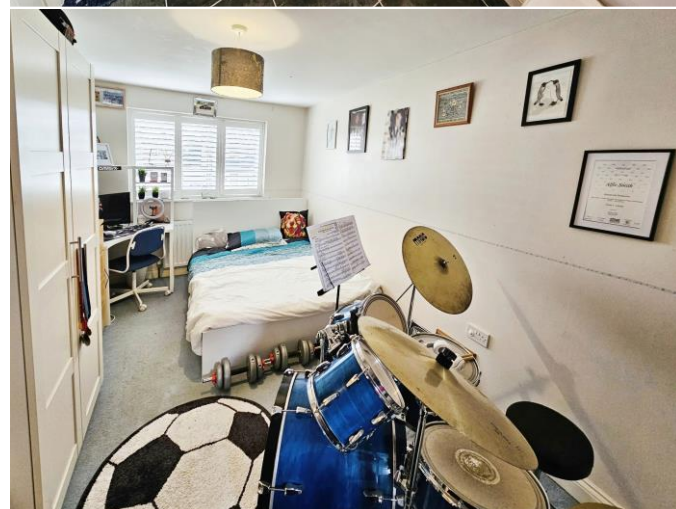
### TENURE

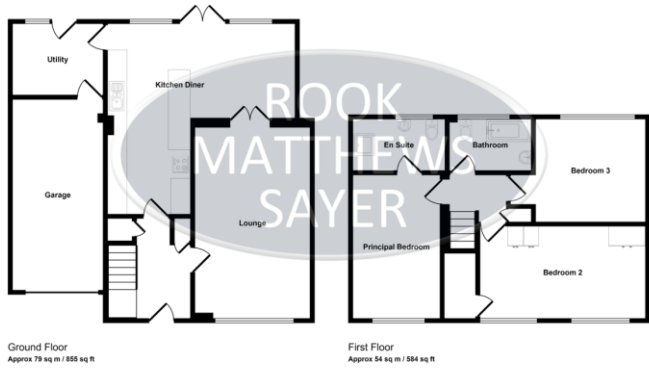
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND: C**

**EPC RATING: C**

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Rowan Drive, 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	70 C	79 C
55-68	D		
39-54	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.

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