



Somerville Road Ponteland

This luxurious modern home benefits from a contemporary open plan layout and a generous plot with exceptional rural views. The front door opens to an impressive hallway with Amtico flooring that continues throughout the ground floor. There is a comfortable living room, a convenient office/play room, ground floor WC and an elegant open plan fitted kitchen and dining area with bi-fold doors to the garden, a lavish family area and access to the separate utility room. Stairs lead to the first floor landing, a sizeable principal bedroom with en-suite shower room, family bathroom and a further three bedrooms. Externally there is a substantial block paved driveway, garage and wonderful gardens to the front and rear with a sunny aspect, generous patio and garden shed. Somerville Road is situated in the Cussins Homes Greystoke development, a collection of exclusive homes in a picturesque rural setting. There is a range of amenities nearby including highly regarded schools, a cafe and gym at Kirkley, Kirkley Hall collect, road and bus links and further amenities in Morpeth and Ponteland.

Asking Price: £515,000

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Somerville Road Ponteland

Entrance Hall

The double-glazed front door opens to a wonderful hallway with Amtico flooring and radiator.

Office/playroom 9'7 max x 6'2 (2.92m x 1.87m)

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

Ground Floor WC 3'3 x 5'8 max (0.99m x 1.72m)

With WC, wash hand basin, part tiled walls, feature mirrors, radiator, extractor fan and spotlight.

Sitting Room 11'10 x 11'2 (3.60m x 3.40m)

A beautiful room with double glazed window to the front, carpeted flooring, spotlights and a radiator.

Open Plan Kitchen Family Room 10'9 x 28'4 (3.27m x 8.63m)

An elegant fitted kitchen with Silestone work surfaces, an induction hob with cooker hood above, integrated double oven and microwave, dishwasher and fridge freezer, space for a wine cooler, Amtico flooring, family seating area, radiators, double glazed windows to the rear and an impressive dining area with bifold doors to the generous patio in the garden.

Utility Room 6 x 5'8 (1.82m x 1.72m)

This useful space has matching fitted units with work surfaces above, sink unit inset, space for a washing machine, Amtico flooring, spotlights, an extractor fan and double-glazed door to the side.

First Floor Landing

The carpeted landing benefits from spotlights, an airing cupboard, mirror feature wall and loft access with ladder to the fully boarded loft with lighting.

Family Bathroom 5'7 x 8'4 (1.70m x 2.54m)

An immaculately presented bathroom with bath tub and shower over, WC, wash hand basin, tiled flooring, part tiled walls, double glazed window to the rear, heated towel rail, spotlights and an extractor fan.

Bedroom 9'7 x 10'7 max into recess (2.92m x 3.22m)

A well-proportioned room with carpeted flooring, radiator, spotlights and lovely views through the double-glazed window to the rear.



Bedroom 9'7 plus wardrobes x 10'8 (2.92m x 3.25m)

This charming room has fitted wardrobes, carpeted flooring, radiator and wonderful views through a double-glazed window to the front.

Bedroom One 13'11 x 11'5 (2.24m x 3.47m)

This exceptional room has a double-glazed window to the front, carpeted flooring, spotlights, radiator and fitted wardrobes.

En-suite Shower Room 6'8 x 7'3 max into recess (2.03m x 2.20m)

This stylish en-suite has a shower enclosure, WC, wash hand basin, heated towel rail, feature mirror, part tiled walls, tiled flooring, spotlights, an extractor fan and double-glazed window to the front.

Bedroom Four 8 x 7'10 plus wardrobes (2.43m x 2.38m)

This bedroom has carpeted flooring, fitted wardrobes, radiator and fantastic views through the double-glazed window to the rear.

Garage 9'10 x 19'8 (2.99m x 5.99m)

With double glazed door to the side, up and over door, light and power.

Garden

A fabulous garden with sizeable patio, lawn garden shed, fenced boundaries, water tap and access to the garage.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Treatment Plant

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway with garage

Site Fees: TBC

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

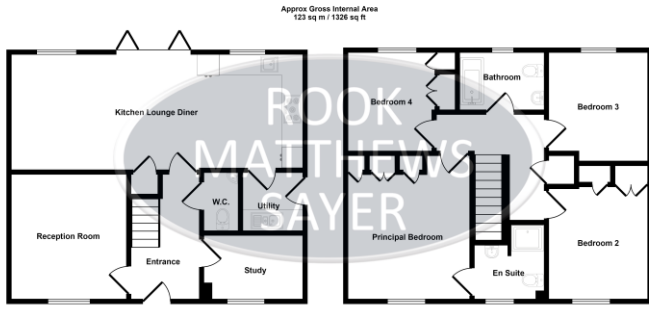
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: F

EPC RATING: C

P00007016.EC.SCJ.14062024.V.1





Ground Floor
Approx 61 sq m / 655 sq ft

First Floor
Approx 62 sq m / 671 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Magic Shippy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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