



## Vera Drive Ponteland

This beautifully presented semi-detached property benefits from a sought-after cul-de-sac location and stylish modern decor. The front door opens to the entrance hall and a comfortable living room. There is an inner hall with access to the ground floor WC, double doors to a fabulous dining kitchen with French doors to the garden and a convenient utility room. Stairs lead to the first floor landing, an elegant bathroom, three well-proportioned bedrooms and an en-suite shower room. Externally there is a block paved double driveway, garage and garden to the front. To the rear is a lovely garden laid to lawn with a patio area to enjoy the surroundings. Ponteland benefits from excellent schools for all ages, leisure facilities, restaurants, transport links and a range of shops making this a highly popular location.

**Asking Price: £335,000**

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# Vera Drive Ponteland

## Entrance Hall 3'9 x 3'4 (1.14m x 1.01m)

A welcoming hallway with double glazed door to the front, herringbone flooring and radiator.

## Living Room 13'04 max x 12'3 (4.06m x 3.73m)

A comfortable room with double glazed window to the front, carpeted flooring and radiator.



## Inner Hallway

A light and airy hallway with double doors to the kitchen, herringbone flooring and a radiator.

## Ground Floor WC

With luxury vinyl flooring, part tiled walls, wash hand basin, WC, extractor and radiator.

## Kitchen Dining Room 22'10 x 9'5 (6.95m x 2.87m)

An elegant fitted kitchen with contrasting worktops and sink unit inset, breakfast bar, hob with cooker hood above, double oven, integrated fridge freezer, integrated dishwasher, herringbone flooring, double glazed windows and doors to the garden, radiator and a sizeable dining area.



## Utility Room 5'4 x 5'4 (1.62m x 1.62m)

This useful space has fitted wall and base units with contrasting work tops, sink unit inset, space for a washing machine, central heating boiler, herringbone flooring, double glazed door to the side and radiator.

## First Floor Landing

A carpeted landing with loft access.

## Bathroom 6'4 x 6'10 plus recess (1.93m x 2.08m)

A stylish bathroom with bath tub and shower over, WC, wash hand basin, part tiled walls, luxury vinyl flooring, spotlights, extractor fan, double glazed window to the front and heated towel rail.



### Bedroom Three 9'6 x 9'7 (2.89m x 2.92m)

A charming bedroom with double glazed window to the rear, carpeted flooring and radiator.

### Bedroom Two 9'6 x 13'1 (2.89m x 3.98m)

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

### Bedroom One 9'9 x 13'1 (2.97m x 3.98m)

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

### En-suite Shower Room 5'7 max into recess x 6'3 (1.70m x 1.90m)

A lovely room with double shower enclosure, WC, wash hand basin, luxury vinyl flooring, part tiled walls, spotlights, extractor fan and double-glazed window to the front.

**Externally** there is a garden laid to lawn to the front with planted borders and a sizeable double driveway. To the rear is a pretty garden laid to lawn with patio to enjoy the surroundings and gated access to the front.

### Garage 10'2 x 19'10 (3.09m x 6.04m)

A generous garage with up and over door to the front, light and power.

#### 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

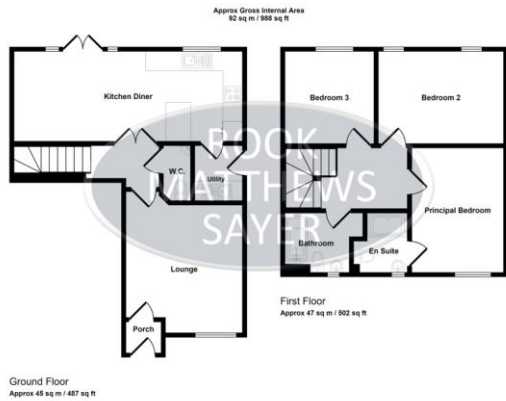
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND: D**

**EPC RATING: B**

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Vera 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		94 A
81-91	B	84 B	
69-80	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.

**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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