



Dungreen Ponteland

This exceptional home benefits from a fabulous open plan layout, a stunning mature garden and sought after location close to excellent village amenities. The front door opens to a sizeable entrance hallway leading to a convenient ground floor WC and cloakroom, a beautiful living room with feature fireplace and stove and a fabulous open plan dining kitchen with breakfasting area, French doors to the garden and a door to the utility room. Stairs lead to the first floor landing, four well-proportioned bedrooms and a contemporary family bathroom. Externally there is a block paved driveway to the front leading to a store room and to the rear is a landscaped garden with a substantial Indian sandstone patio, mature planted borders, a sizeable lawn and magnificent summer house. Dungreen is a wonderful location close to a range of amenities including leisure facilities, shops, schools for all ages, transport links, restaurants, pubs and cafes.

Asking Price: £575,000

ROOK
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SAYER

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Dunsgreen Ponteland

Entrance Hall 5'4 max x 15'7 max (1.62m x 4.74m)

The double-glazed front door opens to a lavish entrance hallway with tiled flooring, double glazed windows to the front and a radiator.

Living Room 13'10 x 24 (4.21m x 7.31m)

A beautiful room with inglenook fireplace and stove, wood flooring, double glazed window to the front, two radiators and stairs to the first-floor landing.

Ground Floor WC and Cloakroom 4'7 x 11'9 (1.39m x 3.58m)

This versatile room has a push button WC, was hand basin, architraves, tiled flooring, storage cupboards, spotlights and a hanging area for cloaks.

Kitchen Dining Room 24'2 max into recess x 21'11 max into recess (7.36m x 6.68m)

A beautiful kitchen with solid wood worktops, breakfast bar, dining area, enamel sink unit, space for a range cooker, cooker hood, part tiled walls, tiled flooring, radiators, log burner, storage cupboard, Velux windows and double-glazed windows and doors to the garden.

Utility Room 5'6 x 5'11 (1.67m x 1.80m)

With fitted wall and base units, work surfaces, part tiled walls, tiled flooring, radiator and space for a washing machine and dryer.

Landing

With carpeted flooring, loft access and a generous storage cupboard with central heating boiler.

Bedroom One 10' max x 16'9 sloping ceiling (3.04m x 5.10m)

A generous room with double glazed windows to the side and rear, carpeted flooring, sink inset to a storage cupboard and fitted wardrobe.

Bathroom 9'10 max into recess x 9'2 max into recess (2.99m x 2.79m)

An elegant bathroom with feature freestanding bath tub, walk in shower, wash hand basin with stylish wooden feature base, tiled walls and flooring, spotlights, heated towel rail, extractor fan and double-glazed window to the front.



Bedroom Two 9'3 x 14'1 (2.81m x 4.29m)

A generous bedroom with double glazed window to the front, carpeted flooring and radiator.

Bedroom Three 14 x 8'1 (4.26m x 2.46m)

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

Bedroom Four 7'6 x 11'1 (2.28m x 3.37m)

With double glazed window to the side, carpeted flooring and radiator.

Store Room 8'10 x 4 L shape 12'4 x 3'6 max (2.69m x 3.75m x 1.06m)

With roller shutter door to the front, light, power and walk way to the garden

Garden

A fabulous landscaped garden with magnificent planted borders, sand stone patio, cobbled path leading to the garden office/bar, external lighting and sizeable lawn. To the front is a block paved driveway giving parking for several vehicles and leads to the store.

Summer House 11'7 x 11'7 (3.53m x 3.53m) with double glazed doors to the front, double glazed windows to the front and side, light, power and patio to the front.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: driveway for several cars

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: E

EPC RATING: TBC

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EPC TBC



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