



North Grange Ponteland

This charming home offers inviting, well-proportioned living spaces, perfect for comfortable family living. The entrance hall sets a welcoming tone with a cosy ambiance, leading into a bright and spacious living room that features a lovely box bay window, flooding the space with natural light. The adjacent dining room opens onto a conservatory through sliding doors, creating a seamless connection between indoor and outdoor living. The modern kitchen is both stylish and practical, boasting newly fitted appliances and sleek work surfaces, with a breakfast area perfect for casual dining. A separate utility room adds convenience with ample storage and appliance space, offering direct access to the garage. The conservatory provides an ideal space to relax, with views over the beautifully maintained garden, which includes a patio, lawn, and summer house. The principal bedroom offers a peaceful retreat, complete with en-suite shower room and access to the conservatory. Two additional well-sized bedrooms, both bright and airy, share a contemporary family bathroom with modern fittings and stylish finishes. The property also benefits from a generous double garage with electric doors and a large driveway, as well as a mature front garden, enhancing the appeal and attractiveness of this lovely home.

Asking Price : £430,000

ROOK
MATTHEWS
SAYER

01661 860 228
Ash House, Bell Villas, Ponteland, NE20 9BE

www.rookmatthewssayer.co.uk
ponteland@rmsestateagents.co.uk



North Grange Ponteland

Entrance Hall 4'10 x 5'5 (1.47m x 1.65m)

This welcoming entrance hall features a double-glazed window and door to the front, with carpeted flooring and a radiator, creating a cosy first impression.

Inner Hallway

With carpeted flooring, radiator, and storage cupboards for added convenience.

Living Room 13'6 max into box bay window x 16'6 max into recess (4.11m x 5.03m)

A bright and spacious living room with a charming box bay window to the front, filling the room with natural light. The space benefits from carpeted flooring and a radiator.

Dining Room 11'1 x 9'4 (3.38m x 2.84m)

This impressive dining room boasts double-glazed sliding doors leading to the conservatory, along with carpeted flooring and a radiator, making it a perfect setting for both casual meals and formal dining.

Kitchen/Breakfast Room 9'4 max into recess x 16'2 max into recess (2.84m x 4.93m)

A stylish and modern kitchen fitted with a brand new electric double oven, hob, and cooker hood. The kitchen features contrasting work surfaces, a sink unit inset, and space for a dishwasher. With two double-glazed windows overlooking the rear garden, vinyl flooring, and a breakfast area, this is a practical and attractive space. A door leads to the adjoining utility room.

Utility Room 7'1 x 11'8 (2.16m x 3.56m)

This well-equipped utility room includes wall and base units, a sink unit inset, and spaces for a washing machine, dryer, and fridge freezer. A newly fitted double-glazed door opens to the side of the property, while a further door provides internal access to the garage.

Conservatory 11'1 x 11'1 (3.38m x 3.38m)

A wonderful addition to the property, the conservatory offers stunning views of the rear garden, with double-glazed windows to the rear and side, as well as double-glazed doors opening onto the patio. Carpeted flooring and a radiator make this a perfect year-round living space.

Principal Bedroom 10'8 plus recess x 12'11 max (3.25m x 3.94m)

The main bedroom is a comfortable retreat with double-glazed sliding doors leading to the conservatory, a double-glazed window to the side, and carpeted flooring. There is access to a private en-suite shower room.

En-suite Shower Room 6'11 max x 9'9 max (2.11m x 2.97m)

A modern en-suite with a shower enclosure, WC, wash hand basin, part-tiled walls, heated towel rail, and vinyl flooring. A double-glazed window to the side and an extractor fan completes this well-appointed space.



Bathroom 7'1 x 8'3 plus recess (2.16m x 2.51m)

This contemporary family bathroom features a bathtub, WC, wash hand basin, part-tiled walls, tiled flooring, and a heated towel rail. A double-glazed window to the side and loft access provides additional functionality.

Bedroom Two 9'1 x 12'11 (2.77m x 3.94m)

A well-proportioned second bedroom with a double-glazed window to the front, carpeted flooring, and a radiator.

Bedroom Three 8'10 x 9'9 (2.69m x 2.97m)

This third bedroom enjoys natural light from a double-glazed window to the side and includes carpeted flooring and a radiator.

Double Garage 17'6 x 16'10 (5.33m x 5.13m)

A generous double garage with electric doors, central heating boiler, double-glazed window to the side, light, and power. The space is ideal for storage or secure parking.

Garden

The property benefits from a substantial driveway leading to the double garage and a mature front garden with lawn and planted borders. To the rear, the private garden offers a tranquil retreat, with a patio area, well-maintained lawn, summer house, and planted borders, perfect for outdoor living and entertaining.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: DOUBLE GARAGE, DRIVEWAY

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

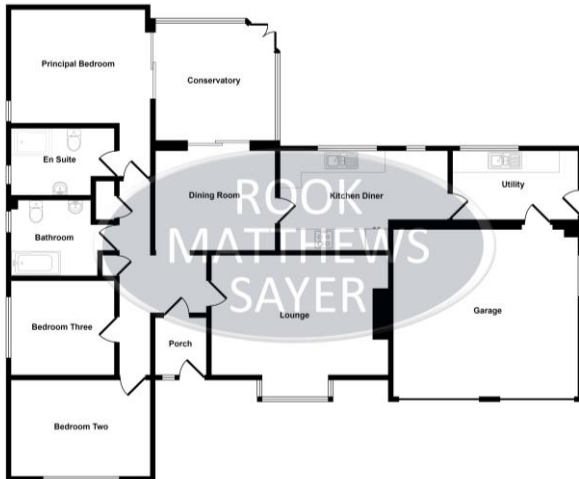
COUNCIL TAX BAND: F

EPC RATING: TBC

P00007140.EC.JB.14.12.2024.V3



EPC - TBC



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.

16 Branches across the North-East

