



Somerville Road Ponteland

For sale is a truly immaculate, detached house, on Somerville Road, Ponteland, splendidly nestled amidst the tranquillity of nearby schools, local amenities, walking and cycling routes & a new bus route connecting Morpeth and Newcastle. This property is an epitome of modern living, with every corner echoing an aura of sophistication and elegance, making it an ideal home for families.

Offers Over **£480,000**

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PROPERTY DESCRIPTION

The house features two reception rooms. The first is a snug living room with plantation shutters, perfect for cosy, relaxed evenings. The second reception room, a home office on the ground floor, provides a comfortable workspace for those working from home.

The open-plan kitchen is a sight to behold. Flooded with natural light, it spans the width of the house, creating a spacious area for dining. It features bi-fold doors that lead out onto the patio, seamlessly integrating indoor and outdoor spaces. The kitchen is fully equipped with integrated appliances including fridge, freezer, dishwasher and wine cooler and also has a separate utility room. Additionally, to the ground floor is a spacious W.C.

The property boasts four beautifully presented bedrooms, two reception rooms, and two bathrooms. The master bedroom, the first of the four, is a spacious double room with an en-suite shower room. The next two double bedrooms come with built-in wardrobes, offering ample storage space. The final bedroom is a sizeable single, offering flexibility for use.

The bathrooms are tastefully designed; the first comes with a heated towel rail, a shower over the bath, and a custom mirror, while the second is an en-suite to the primary bedroom.

Outside, the property features a West facing garden, a single garage, and a private driveway.

Living Room: 11'09" x 11'03" - 3.58m x 3.43m

Dining Kitchen: 10'11" x 28'04" - 3.33m x 8.64m

Utility Room: 5'08" x 6'00" - 1.73m x 1.83m

Home Office: 6'05" x 9'07" - 1.96m x 2.92m

W.C.

Bedroom One: 13'09" x 11'06" - 4.19m x 3.51m

En-suite: 7'03" x 6'07" - 2.21m x 2.00m

Bedroom Two: 10'07" x 9'06" - 3.22m x 2.90m

Bedroom Three: 9'08" x 9'07" - 2.95m x 2.92m

Bedroom Four: 9'05" x 9'10" (max) - 2.87m x 2.99m

Bathroom: 5'07" x 8'03" - 1.70m x 2.52m



PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: SEWAGE TREATMENT PLANT

Heating: MAINS GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY AND GARAGE

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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

P00007203.SD.SD.20/12/24.V.1





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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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