



Eland Edge Ponteland

For sale is this immaculate, semi-detached bungalow in a sought-after location, in the heart of Ponteland Village. Perfectly situated for public transport links and local amenities, this property is also within walking distance of a golf club, ideal for those who enjoy an active lifestyle.

OFFERS OVER **£375,000**

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PROPERTY DESCRIPTION

The property boasts a well-maintained private garden, a sun room. Internally, the bungalow is beautifully presented with two spacious reception rooms. The first reception room benefits from large bay window, allowing for plenty of natural light, and offers a comfortable, spacious living area. The second reception room is a delightful sun room, with direct access to the beautiful garden, enhancing the indoor-outdoor living experience.



The kitchen is well-appointed with ample dining space, ample storage and benefits from an abundance of natural light. With direct access to the garden and a bi-folding door leading to the sun room, this room truly is the heart of the home. Additional to the kitchen is a handy utility room with direct access into the storage room.



The bungalow comprises of two double bedrooms. The master bedroom features built-in wardrobes and an en-suite bathroom with a skylight and a heated towel rail for added luxury. The second double bedroom is well-sized and served by a large shower room.



The property is in council tax band C. This semi-detached bungalow, with its unique features and desirable location, is an opportunity not to be missed. Contact us today to arrange a viewing.

Living Room: 15'03" (into bay) x 13'04" - 4.65m x 4.06m

Kitchen: 10'10" (max) x 19'11" - 3.30m x 6.07m

Utility: 7'09" x 9'09" - 2.36m x 2.97m

Sun Room: 10'05" x 10'10" - 3.18m x 3.30m

Bedroom One: 13'07" (+wardrobes) x 13'05" - 4.15m x 4.09m

En-suite: 6'08" x 4'11" - 2.03m x 1.50m

Bedroom Two: 7'10" x 11'11" - 2.39m x 3.63m

Bathroom: 6'00" x 10'02" - 1.83m x 3.10m

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: GARAGE AND DRIVEWAY

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: C

EPC RATING: TBC

P00007250.SD.SD.12/3/25.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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