



Woodside Ponteland

This deceptively spacious traditional property has been extended by the current owners to provide well-proportioned and flexible living accommodation. The front door opens to a lobby and hallway giving access to a traditional lounge with an impressive feature fireplace and a games room with stairs to the first floor principal bedroom. There is a kitchen with door to the utility room, a ground floor bathroom, bedroom four which is currently being used as an office and a wonderful family room that opens to a light and airy dining room. Completing the extensive layout is a night hall with ground floor WC and a further two bedrooms one of which is currently being used as a reception room. Externally there is a substantial block paved driveway leading to a detached double garage providing off street parking for several vehicles. There property has beautiful landscaped gardens with a patio to enjoy the extremely private plot and array of colourful flowering plants and shrubs. There is a sizeable lawn, vegetable plot, ornamental pond, summer house, greenhouse and a garden shed. Woodside is positioned close to the shops and post office at Broadway and bus stops. The property is close to highly regarded schools for all ages including Darras Hall primary school nearby. A viewing is absolutely essential to appreciate this exceptional home.

Asking Price: £530,000

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Woodside

Ponteland

The front door opens to a welcoming lobby and hallway giving access to the principal rooms of the bungalow.

Lounge 16'4" x 12'0" (4.99m x 3.67m)

A comfortable lounge with double glazed window to the front, feature fireplace and carpeted flooring.

Games Room 16'4" x 12'2" (4.97m x 3.70m)

This versatile room has a double-glazed window to the front and side, carpeted flooring and stairs to the first floor.

First Floor Principal Bedroom 12'4" x 15'3" (3.76m x 4.64m)

A sizeable room with double glazed window to the rear, carpeted flooring and doors to two loft areas.

Ground Floor Bathroom 7'4" x 6'9" (2.24m x 2.07m)

The bathroom benefits from a bath with shower over, wash hand basin, WC, double glazed windows to the rear and tiled walls.

Kitchen 9'9" x 10'11" (2.98m x 3.34m)

The kitchen benefits from a selection of fitted wall and base units with work surfaces and sink unit inset. There is a double-glazed window to the side, space for a freestanding oven, space for a dishwasher, fridge, freezer, an inglenook fireplace, storage cupboards, feature beams and a door to the utility room.

Utility Room 9'7" x 4'11" (2.91m x 1.49m)

A convenient room with space for a washing machine and dryer, a double-glazed window and door to the garden.

Tenure

Freehold – not confirmed. It is believed this property is freehold, but we are unable to confirm this as we have no access to the documentation. Should you proceed with the purchase of this property, these details must be verified by your Solicitor.



Bedroom Two 8'2" x 9'8" (2.48m x 2.94m)

This superb room has a double-glazed window to the rear and carpeted flooring.

Family Room 11'0" x 10'9" (3.35m x 3.28m)

This versatile room has a double-glazed window to the side, a storage area, carpeted flooring and an archway to the dining room.

Dining Room 8'9" x 10'11" (2.66m x 3.32m)

A lovely, bright room with double glazed sliding doors to the garden, Velux windows, carpeted flooring and an opening to the night hall.

Night Hall

A carpeted hallway with access to an additional two bedrooms and ground floor WC.

Reception Room 12'8" x 10'8" (3.87m x 3.25m)

This well-proportioned room is currently being used as a sitting room and benefits from two double glazed windows and carpeted flooring.

Bedroom Three 9'5" x 8'2" (2.86m x 2.48m)

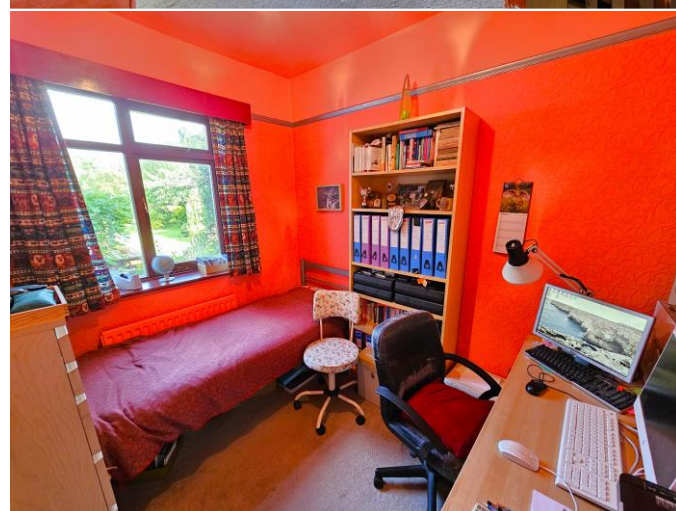
An impressive bedroom with double glazed window to the side and carpeted flooring.

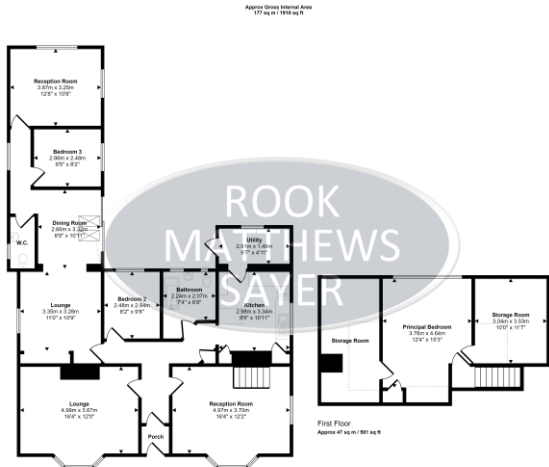
Garage 15'04 x 18'9 (4.67m x 5.71m)

The double garage has an up and over door, light, power and windows to the side and rear.

Garden

The magnificent garden is laid to lawn with mature planted borders, well stocked with an array of colourful plants, trees and shrubs. There is a patio area to enjoy the tranquil surroundings, a summer house, ornamental pond, vegetable plot and garden shed.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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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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