



Bergerac Road Ponteland

This charming home benefits from a sought-after location close to highly regarded schools and a range of excellent amenities and leisure facilities. The front door opens to a welcoming entrance lobby and a comfortable living room. There is an inner hallway with access to the ground floor WC, a beautiful dining kitchen and a convenient utility room. Stairs lead to the first floor landing, an impressive principal bedroom with ensuite shower room, family bathroom and a further two double bedrooms. Externally there is a generous block paved driveway, an integrated garage and an enclosed rear garden with lawn and patio area. This wonderful property must be viewed to be fully appreciated.

£350,000

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Bergerac Road

Ponteland

Entrance Lobby

A double-glazed entrance door opens to a welcoming lobby.

Living Room 13'5 x 12'3

A bright spacious lounge with double glazed window, carpeted flooring and radiator

Inner Hallway

A carpeted inner hallway with stairs to the first-floor landing.

Ground floor WC

WC, wash hand basin tiled walls, extractor fan, and heated towel rail

Kitchen 9'6 x 23

Modern kitchen diner with floor and wall units. Integrated fridge/freezer, dishwasher, sink unit with mixer tap, oven and gas hob with extractor fan.

Utility 5'5 x 5'4

A useful space with space for appliances and a double-glazed door to the side.

Garage

Integrated single garage with up and over door and power

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.

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First Floor Landing

A carpeted landing giving access to:

Principal Bedroom 9'10" x 13'1"

This beautiful room has a double-glazed window to the front and fitted wardrobes, carpeted flooring and a door to the en-suite shower room.



Ensuite Shower Room 4'9" x 6'4"

Shower enclosure, WC, wash hand basin, double glazed window to the front, heated towel rail, extractor fan, vinyl flooring and part tiled walls.

Bedroom Two 13'3" x 9'5"

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



Bedroom Three 9'5" x 9'4"

A lovely room with carpeted flooring and double-glazed window to the rear.

Bathroom 6'9" x 6'2"

This space benefits from a bath tub with shower over, WC, wash hand basin, part tiled walls, vinyl flooring, extractor fan, radiator and double-glazed window to the front.



Front Garden

There is a paved driveway, access to the garage and areas laid to lawn.

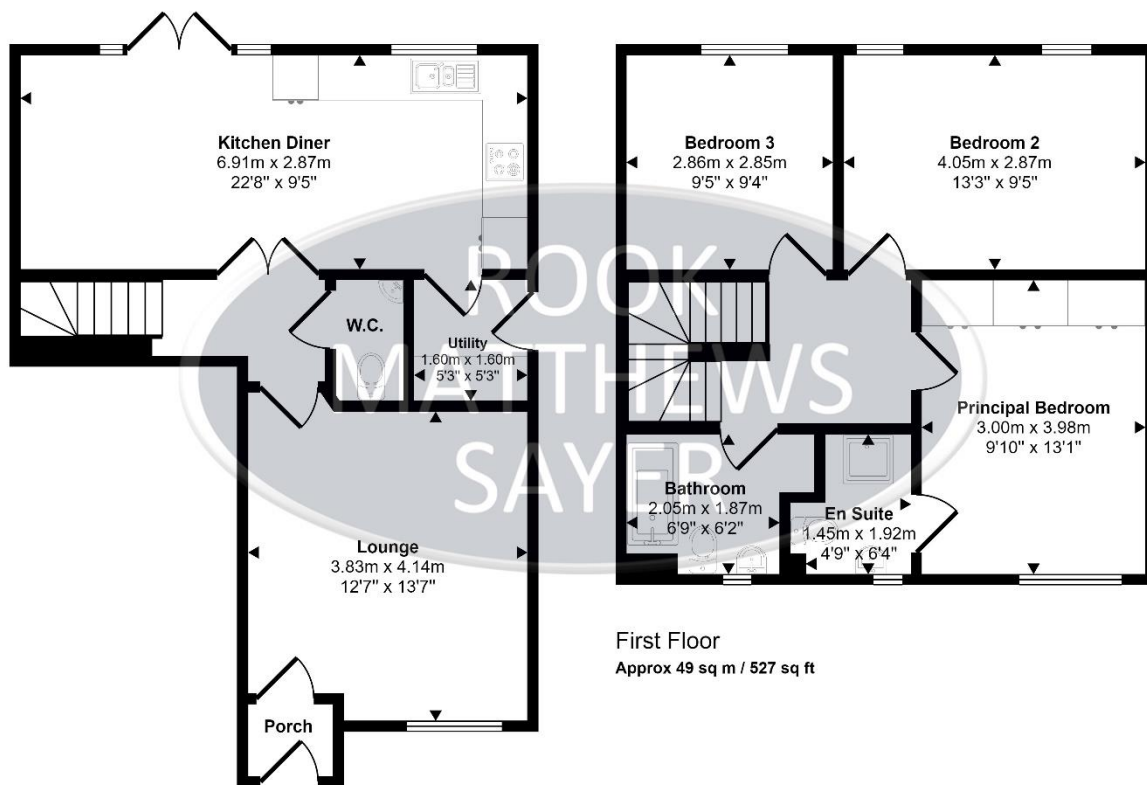
Rear Garden

A charming enclosed garden laid to lawn with patio area.



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approx Gross Internal Area
96 sq m / 1032 sq ft



First Floor
Approx 49 sq m / 527 sq ft

Ground Floor
Approx 47 sq m / 505 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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