



Rowan Drive Ponteland

Located in a sought-after area, this immaculate 4-bedroom semi-detached property is a perfect family home. The house boasts a sunny aspect and a conservatory, offering a tranquil and peaceful living environment. Internally, the property features two open-plan reception rooms, ideal for modern living, and a recently refurbished kitchen with modern appliances and dining space. The bedrooms are well-appointed, with the first bedroom benefiting from an en-suite and natural light, the second and third bedrooms offering built-in wardrobes, and the fourth bedroom providing flexibility as a single room. The property further benefits from two bathrooms, one newly refurbished and the other with a walk-in shower, providing convenience and style. Additional unique features include a garage, parking space, and a well-maintained garden, perfect for outdoor relaxation and entertaining. Recently renovated, this property is ready to move in and enjoy. With public transport links, nearby schools, local amenities, and parks in close proximity, this home offers a strong sense of community and convenience for families.

Asking Price: £395,000

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Entrance Porch 4'4 x 5'3 (1.32m x 1.60m)

A double-glazed door opens to the porch with wood effect flooring and a double-glazed window to the side.

Inner Hall 8'3 x 7'8 plus sliding door storage (2.51m x 2.33m)

A welcoming hallway with wood effect flooring, sliding door storage area, radiator and stairs to the first-floor landing.

Ground Floor WC 3'7 x 7 (1.09m x 2.13m)

A stylish modern room with push button WC, wash hand basin, heated towel rail, part tiled walls and wooden flooring.

Lounge 11'4 x 13'8 (3.45m x 4.16m)

A fabulous room with double glazed window to the front, wood effect flooring, radiator and open to the dining room.

Dining Room 11'5 x 10 (3.47m x 3.04m)

An impressive room with double glazed doors to the conservatory, wood effect flooring and radiator.

Conservatory 9'8 x 9'10 (2.94m x 2.99m)

This beautiful room has doors to the garden and tiled flooring.

Kitchen 12'5 max into recess x 13'9 max into recess (3.78m x 4.19m)

The elegant modern kitchen is renovated to an exceptional standard and benefits from ample storage in a range of units with work surfaces above and sink unit inset. The kitchen has high quality appliances, a dining area, radiator, wood effect flooring, double glazed window to the rear and a door to the utility room.

Utility Room 5'4 x 10'4 (1.62m x 3.14m)

This useful space has fitted units with work surfaces, wood effect flooring, central heating boiler, doors to the garden and garage and a radiator.

Landing 6'4 x 10'6 (1.93m x 3.20m)

A carpeted landing with storage cupboard.

Bedroom One 9'2 x 17'10 (2.79m x 5.43m)

A generous room with double glazed windows to the front and side, carpeted flooring and radiator.



En-suite 5'5 x 9'1 (1.65m x 2.76m)

With walk in shower, WC, wash hand basin, double glazed window to the rear, part tiled walls and radiator.

Bathroom 5'5 x 8'5 (1.65m x 2.56m)

A luxury bathroom with bath tub and shower over, wash hand basin, WC, radiator, double glazed window to the rear and wood effect flooring.

Bedroom Three 10'9 x 10'9 plus recess (3.27m x 3.27m)

A well-proportioned room with fitted wardrobes, wooden flooring, radiator and double-glazed window to the rear.

Bedroom Two 10'11 plus cupboards x 11 (3.32m x 3.35m)

This lovely room has a double-glazed window to the front, carpeted flooring, storage cupboards and a radiator.

Bedroom Four 8'6 x 7'8 (2.59m x 2.33m)

This room has a double-glazed window to the front, radiator and carpeted flooring.

Garage 9'3 x 14'04 (2.81m x 4.36m)

A useful space with garage door to the front, light and power.

Garden

To the front is a generous block paved driveway for off street parking and leading to the garage. To the rear is a well-maintained garden laid to lawn with planted borders, fence boundaries and a patio area.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway with garage

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

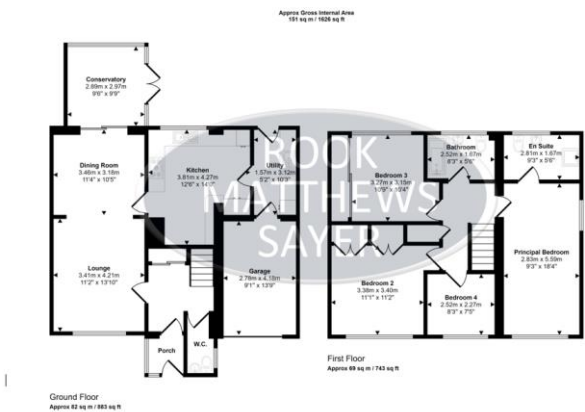
COUNCIL TAX BAND: C

EPC RATING: TBC

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EPC TBC



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