



## Dungreen Ponteland

This exceptional property is for sale on Dungreen in Ponteland and benefits from a wonderful open-plan layout with bi-fold doors opening to a fabulous sunny garden. The front door opens to an entrance hallway with access to the comfortable lounge with feature fireplace and log burner. There is a convenient ground floor WC, a sizeable open plan kitchen dining room with family area and central island breakfast bar, doors to the patio area and a useful utility room. Stairs lead to the first floor landing, a fabulous principal bedroom with dressing area and en-suite shower room, a stylish family bathroom and a further three generous bedrooms. Externally there is a block paved driveway, garage and well-maintained gardens to the front and rear. The rear garden is an excellent size and has a patio area to enjoy the sunny aspect. Dungreen is a sought-after location close to highly regarded schools, village amenities, Ponteland park, transport links and leisure facilities.

### Offers Over: £475,000

ROOK  
MATTHEWS  
SAYER

01661 860 228  
Ash House, Bell Villas, Ponteland, NE20 9BE

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[ponteland@rmsestateagents.co.uk](mailto:ponteland@rmsestateagents.co.uk)

# Dunsgreen Ponteland

## **Entrance Hall 9'5 x 3'5 (2.87m x 1.04m)**

The double-glazed front door opens to a welcoming hallway with a door to the inner hallway.

## **Inner Hallway 13'1 x 3'11 (3.98m x 1.19m)**

This welcoming hallway gives access to the principal rooms of the ground floor and has a staircase to the first floor.

## **Living Room 11'9 x 19'2 (3.58m x 5.84m)**

An elegant living room with double glazed window to the front and a wonderful feature fireplace with stove inset.

## **Ground Floor WC 2'10 x 7'5 (0.86m x 2.26m)**

A convenient room with WC, wash hand basin and double-glazed window to the side.

## **Open Plan Dining Kitchen and Family Room 24'5 max into recess x 20'4 max into recess (7.44m x 6.19m)**

An exceptional fitted kitchen with contrasting worktops, sink unit inset and a range of high-quality integrated appliances. There is a central island breakfast area, comfortable living area, dining area with bifold doors to the garden, double glazed window to the rear, spotlights and a door to the utility room.

## **Utility Room 4'8 x 7'6 (1.42m x 2.28m)**

With fitted units and work surface, space for appliances and a double-glazed door to the rear.

## **First Floor Landing**

A carpeted landing with double glazed window to the side.

## **Principal Bedroom 11'6 x 9'10 (3.50m x 2.99m)**

This luxurious room opens to the dressing room.

## **Dressing Room 7'7 x 7'8 (2.31m x 2.33m)**

This lovely area has a double-glazed window to the rear and fitted wardrobes.

## **En-suite Shower Room 3'10 x 7'6 (1.16m x 2.28m)**

With shower enclosure, WC, wash hand basin inset to storage, tiled walls and flooring, heated towel rail, double glazed window to the rear and an extractor fan



**Bedroom Two 11'8 x 12'7 (3.55m x 3.83m)**

A well-proportioned bedroom with fitted wardrobes and double-glazed window to the front.

**Bedroom Three 12'8 x 9'3 (3.86m x 2.81m)**

This charming bedroom has fitted wardrobes and a double-glazed window to the front.

**Bedroom Four 8'8 x 8'6 (2.64m x 2.59m)**

This beautifully presented room is currently being used as an office and has a double-glazed window to the rear and a storage area.

**Bathroom 8'4 x 5'8 (2.54m x 1.72m)**

A stylish modern fitted bathroom with bath tub and shower over, wash hand basin inset to storage, tiled flooring, part tiled walls, heated towel rail and a double-glazed window to the rear.

**Garage 8'2 x 16'11 (2.48m x 5.15m)**

A sizeable garage with garage door to the front, central heating boiler, light, power and two double glazed windows to the side.

**Garden**

To the front is a driveway leading to the garage and a pretty garden laid to lawn with trees and shrubs. To the rear is a well sized garden benefitting from a patio, lawn, greenhouse, planted borders and a sunny aspect.

**PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

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.

**RESTRICTIONS AND RIGHTS**

Easements, servitudes or wayleaves – access for maintenance of garages situated behind property

**TENURE**

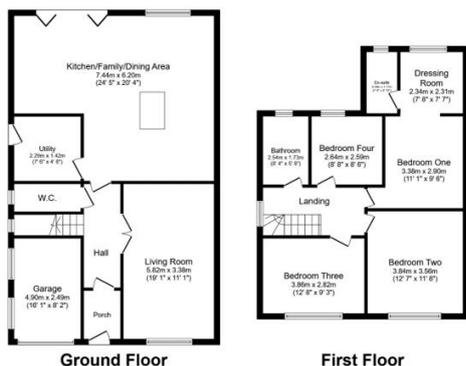
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND: E**

**EPC RATING: C**

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Total floor area 153.8 m<sup>2</sup> (1,656 sq.ft.) approx.

Dunsgreen, Ponteland

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, window, rooms and any other item are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.  
**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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