



Barony Grove | Ponteland | NE20 0FZ

£695,000

For sale is a stunning detached house, presenting in immaculate condition and located in a sought-after locale. This property provides easy access to public transport links and green spaces, and is under a 10-minute drive to the charming Ponteland Village.

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DETACHED

SPACIOUS FAMILY HOME

OPEN PLAN KITCHEN

THREE RECEPTION ROOMS

TWO ENSUITE BEDROOMS

PRIVATE GARDEN

For any more information regarding the property please contact us today

The house is a generous size, with four bedrooms and three bathrooms. The master bedroom is a luxurious retreat, spacious with an en-suite and dressing room. The second bedroom also comes with an en-suite and built-in wardrobes, while the third is a double room with built-in wardrobes. The fourth bedroom is also a double and is currently being used as a gym, offering versatility.

The property boasts two reception rooms; a formal living room with large windows for plenty of natural light, and a dining room to the front of the house with a charming bay window. The family kitchen is a unique feature of the property, being open-plan with a dining space and a breakfast area. It also features shaker style units, a quartz counter top, a separate utility room, and a living area with bi-folding doors leading to the patio.

In terms of bathrooms, the family bathroom is equipped with a rain shower, a separate bathtub and a heated towel rail, while the other two are en-suites to the master and second bedroom respectively. The property also benefits from a double garage and a private garden with open views.

This property is ideal for families, with an EPC rating of C and a council tax band G. The house is a showcase of open-plan living, providing a comfortable and stylish family home.

Living Room: 15'03" x 12'10" - 4.65m x 3.91m

Dining Room: 12'00" (into bay) x 13'00" - 3.66m x 3.96m

Kitchen / Family Room: 27'11" (into bay) x 16'06" - 8.51m x 5.03m

Utility Room: 7'10" x 9'03" - 2.39m x 2.82m

W.C.

Bedroom One: 13'11" x 17'03" - 4.24m x 5.26m

Dressing Room: 7'05" x 9'01" (+wardrobes) - 2.26m x 2.77m

Ensuite: 5'02" x 7'10" - 1.57m x 2.39m

Bedroom Two: 10'02" (max) x 11'02" (max) - 3.10m x 3.40m

Ensuite: 5'02" x 7'09" - 1.57m x 2.36m

Bedroom Three: 10'10" x 11'00" (+wardrobes) - 3.30m x 3.35m

Bedroom Four: 10'04" x 10'05" - 3.15m x 3.18m

Bathroom: 10'07" (max) x 6'07" (max) - 3.22m x 2.00m

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Septic Tank

Heating: LPG

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Double Garage/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: G

EPC RATING: C

P00007374..SD.SD12/5/25V.1



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Energy rating and score

This property's current energy rating is C. It has the potential to be B.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This graph shows this property's current and potential energy rating.

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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.