



Rowan Drive | Ponteland | NE20

£380,000 Offers Over

This immaculate four-bedroom semi-detached house offers versatile living in a sought-after location with excellent public transport links and close proximity to local amenities. Designed with families in mind, the property presents an inviting layout with modern features throughout.

ROOK
MATTHEWS
SAYER



Semi Detached

Immaculate Condition

Open Plan Living

Four Bedrooms

Modern En-suite

West Facing Garden

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

Upon entry, you are welcomed into two well-proportioned reception rooms. The main reception blends seamlessly with the open-plan kitchen, forming an expansive living and dining space that is bright and airy, with direct access to the garden—perfect for everyday family life and entertaining. The kitchen itself benefits from abundant natural light, stylish navy shaker-style units, integrated appliances, and convenient access to the garden, while a dedicated dining area adds functionality. Just off the kitchen is a space currently used as a TV snug, with access to the W.C. & Utility area as well as the garage.

A separate reception room positioned at the front of the house features large windows, providing a peaceful space for relaxation or gathering with guests.

Upstairs, the accommodation includes three generous double bedrooms and a fourth single bedroom that would suit use as a home office or nursery, complete with built-in wardrobes for additional storage.

The master bedroom is complemented by a modern en-suite bathroom with custom lighting, offering a private sanctuary. A well-appointed family bathroom serves the additional bedrooms.

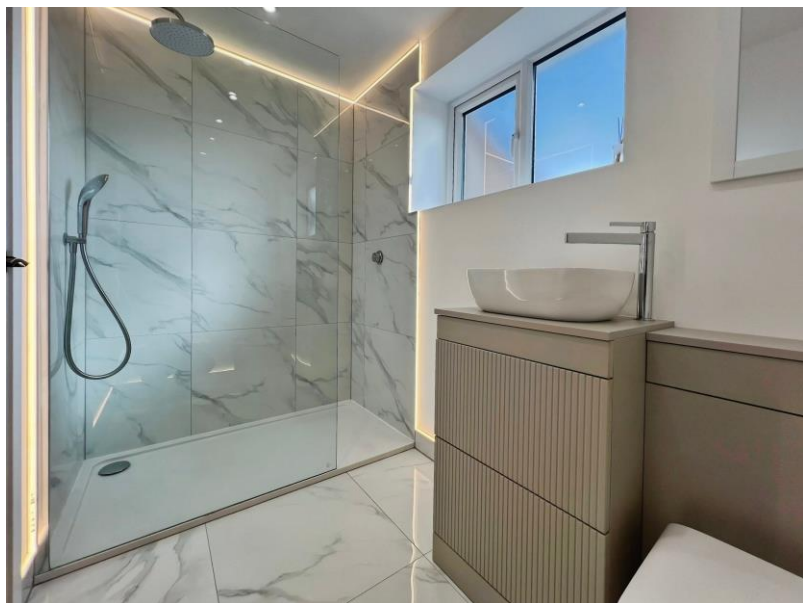
Additional highlights include private parking, a well-maintained garden for outdoor enjoyment, and a C EPC rating. The property falls within council tax band C.

This home stands out for its open-plan design, immaculate condition, and practical layout—making it an ideal choice for families seeking comfort and convenience in an attractive setting.

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ROOK
MATTHEWS
SAYER



Living Room:
9'11" x 11'03" - 3.02m x 3.43m

Family Kitchen:
16'10" x 19'11" - 5.13m x 6.07m

Snug:
15'06" x 8'08" (max) - 4.72m x 2.64m

W.C.

Bedroom One:
13'10" x 8'09" - 4.22m x 2.67m

En-suite:
4'11" x 8'08" - 1.49 x 2.64m

Bedroom Two:
11'10" (max) x 11'02" (max) - 3.61m x 3.40m

Bedroom Three:
7'05" x 10'00" - 2.26m x 3.05m

Bedroom Four:
7'05" x 6'03" (+wardrobes) - 2.26m x 1.91m

Bathroom:
5'03" x 8'04" - 1.60m x 2.54m

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: No

Parking: 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: C

EPC RATING: C

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Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.co

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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