



Whinfell Road

PONTELAND, NE20 9ER

ROOK
MATTHEWS
SAYER

Fine LIVING



4 BEDROOMS
2 BATHROOMS
2 RECEPTION ROOMS

AVAILABLE FOR SALE AT
£575,000

Immaculate detached property

This detached house is for sale in a sought-after neighbourhood on Whinfell Road, Ponteland, Newcastle upon Tyne. Whinfell Road is well-placed for local amenities in Ponteland, such as a range of shops, cafés, and supermarkets along Main Street. Several respected schools, including Ponteland High School and Richard Coates Primary, are nearby, making this an appropriate choice for families.



Spacious light-filled living room

The property is presented in good condition, where there are two reception rooms, including a spacious 24ft living room with large windows overlooking the garden,



Naturally lit kitchen

The kitchen benefits from ample natural light, features dining space, and offers access into both the garage and a formal dining room.





Cosy bedrooms & bathroom

The property offers four bedrooms—three doubles on the first floor, including a master bedroom with built-in wardrobes, and a ground floor bedroom that can also serve as a home office. The house is equipped with two bathrooms: an upstairs bathroom complete with a heated towel rail and a shower over the bath, and a ground floor shower room.

Stunning garden

The exterior of the property is just as impressive as the interior. The home is nestled within a stunning, sizable garden, providing a peaceful and private environment.



Property Description

GROUND FLOOR

Living Room: 14'00" x 24'00" - 4.27m x 7.32m

Dining Room: 14'04" x 11'04;; - 4.37m x 3.45m

Kitchen: 12'11" x 12'05" - 3.94m x 3.78m

Bedroom / Home Office:
10'07" x 12'02" - 3.22m x 3.71m

Shower Room:
8'07" x 7'06" (max) - 2.62m x 2.29m

FIRST FLOOR

Bedroom 1: 14'02" x 13'02" - 4.32m x 4.01m

Bedroom 2: 11'11" x 13'05" - 3.63m x 4.09m

Bedroom 3: 11'07" x 8'10" - 3.53m x 2.69m

Bathroom:
10'05" (max) x 6'02" - 3.18m x 1.88m

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: F

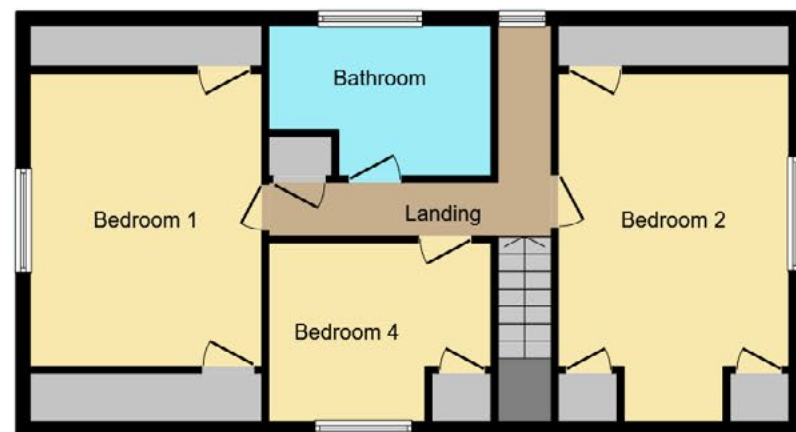
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Floor Plans



GROUND FLOOR



FIRST FLOOR



For more information please contact our branch today via:
T: 01661 860228 ponteland@rmsestateagents.co.uk

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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.