

BRUNTON

RESIDENTIAL



DUNSGREEN, PONTELAND, NE20

Price Guide £500,000

BRUNTON

RESIDENTIAL





BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL



Unique Four Bedroom Detached Home, Sought After Location on Dunsgreen, Beautiful Gardens, No Onward Chain, Immaculately Presented, Timber Frame Build Type.

This well-maintained home is arranged in an appealing 'upside-down' layout. The front door opens to a welcoming hallway, the lower ground floor hosts three well-proportioned bedrooms, modern family bathroom, separate shower room, and a utility room. The first floor features a generous dual aspect living room and a study/first floor bedroom. Completing the layout is a spacious dining room which is open to a stylish modern kitchen, and benefits from a door opening to the balcony, overlooking the garden and village beyond. The garden is landscaped and there is a driveway and a detached garage for added convenience.

Dunsgreen is ideally located for access through the nearby park to Ponteland Village, which offers a range of shops, leisure facilities, amenities, and schools. Freehold - EPC TBC - Council Tax Band E.

BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

The internal accommodation comprises: a mid-level entrance hallway with built-in storage and stairs leading down to the lower ground floor and rising to the first floor.

The lower ground floor provides access to three comfortable double bedrooms, two of which benefit from built-in cupboards with sliding doors, a modern family bathroom, a separate shower room, and a utility area. A side door from the utility room leads directly out to the lower garden.

The bathroom and shower room have tiled floors and partially tiled walls. The family bathroom comprises a bath with overhead shower, WC, and wash basin. The shower room comprises a walk-in shower cubicle, WC, and wash basin.

The first-floor landing gives access to a generous dual-aspect living room with lovely rear-facing views over the garden. Adjacent to the living room is a versatile study/bedroom with a rear aspect window. Towards the front-right of the first floor is a spacious dining room with a front aspect window, leading into a large kitchen which has been recently updated. The kitchen is well equipped with integral appliances and floor and wall units, providing ample storage and work surfaces. It also provides direct access onto a balcony that overlooks the rear garden, with steps leading down to the lower garden level.

Externally, the front of the home is accessed via a driveway offering off-street parking for multiple vehicles, along with a detached garage. The gardens are well maintained and enclosed with timber fencing and mature hedging. The garden is partially laid to lawn and partially laid with gravel, featuring lovely trees and planted areas.



BRUNTON

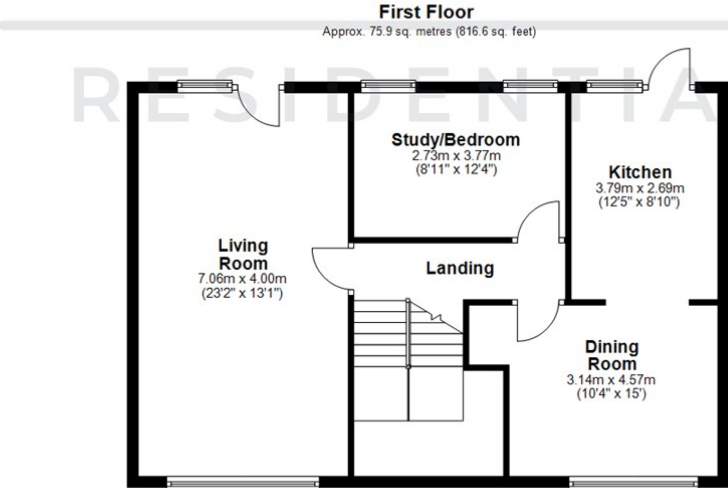
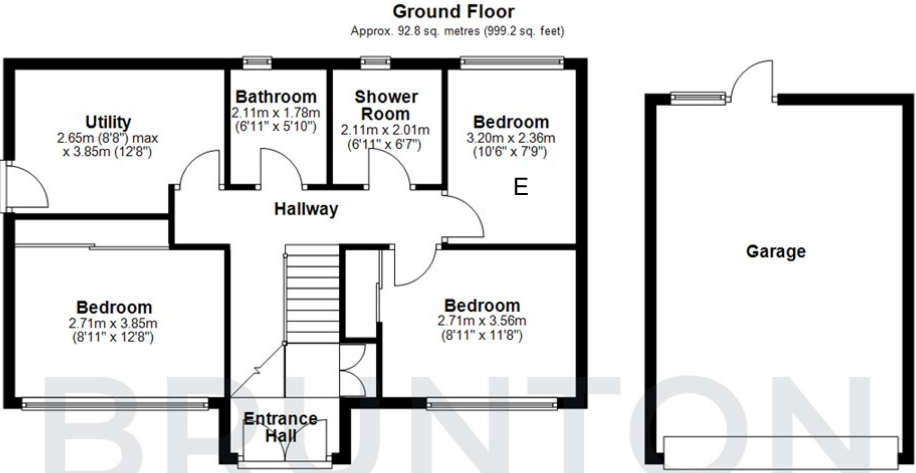
RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland City Council

COUNCIL TAX BAND : E

EPC RATING :



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		