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# 11 Church Flatt

Ponteland



**SANDERSON YOUNG**  
estate agents &  
property consultants

Price Guide: £325,000



# 11 Church Flatt, Ponteland

## Newcastle upon Tyne NE20 9XQ

### SITUATION AND DESCRIPTION

A well-presented detached bungalow, built as a three bedroom property with one of the bedrooms currently used as a separate study/dining room. The bungalow has an excellent position to the head of this private cul de sac, with fabulous views from the rear garden over the adjoining fields, and a long driveway leading to the large attached garage. The property benefits from gas central heating, double glazing and no upward chain.

The accommodation briefly comprises: vestibule, hallway, 18ft sitting room, conservatory, dining room/study, fitted kitchen, two bedrooms, and a shower room/wc. Externally there is a garage and long driveway, well maintained gardens and lovely open views to the rear. No upward chain.

The bungalow is well positioned in this popular modern development, close to Ponteland Golf Club and within walking distance of Ponteland village with its wide variety of local amenities including shops, restaurants/café's and public houses.

The property comprises:

### ENTRANCE VESTIBULE

2'9 x 4'1 (0.84m x 1.24m)

The entrance vestibule has a glazed door to the entrance hallway.

### ENTRANCE HALLWAY

An L shaped entrance hallway with a radiator, access to the loft, built-in cloaks cupboard and doors leading to the sitting room, dining room, bedrooms and shower room.

### SITTING ROOM

18'5 x 11'3 (5.61m x 3.43m)

A lovely sized sitting room with a gas living flame fire with decorative wood surround, ceiling coving, radiator, double glazed window and a door to the conservatory at the rear.

Glazed French doors lead to the dining room and a glazed door also leads from the sitting room to the kitchen.

### CONSERVATORY

13'2 x 12' (4.01m x 3.66m)

A large conservatory with double glazed windows and French doors opening to the rear garden, with lovely views over the garden to the open fields.

### DINING ROOM/BEDROOM THREE

8'9 x 9'3 (2.66m x 2.82m)

This dining room, which could equally be used as a study or third bedroom, has a double glazed window to the side, a radiator, door to the hallway and glazed French doors to the sitting room.



### KITCHEN

12'7 x 8'9 (3.84m x 2.67m)

The kitchen is fitted with a range of oak effect wall and base cabinets with a stainless steel sink and drainer, gas hob with extractor hood over, integrated washing machine and fridge/freezer. The kitchen has inset spots to the ceiling, a radiator, and a double glazed window overlooking the garden.

A door leads from the kitchen to the garage.

### BEDROOM ONE

9'8 x 9'6 (2.95m x 2.90m) minimum excluding wardrobes

This double bedroom has built-in wardrobes to two walls with shelving and hanging and additional overhead storage. There is a double glazed window to the front elevation and a radiator.



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### **BEDROOM TWO**

8'9 x 8'4 (2.67m x 2.54m)

This second bedroom has a double glazed window to the front elevation, ceiling coving and a radiator.

### **SHOWER ROOM**

7' x 6'1 (2.13m x 1.85m)

A well-appointed shower room with a large mains walk-in shower, wash hand pedestal basin and close coupled wc, built-in storage cupboard with a water tank, a radiator and window to the side.

### **GARAGE**

14'2 x 16' (4.32m x 4.88m)

A large garage, with a utility area and ample space for a car, large storage space into the roof, power and lighting and a door to the kitchen.

### **EXTERNALLY**

There is a long driveway to the front providing off street parking for two cars, which in turn leads to the attached garage. There is a lawned front garden with mature trees and shrubs, and to the rear a well maintained garden with a mature hedge and fence the boundary and lovely open aspect views to the adjoining fields.

### **NO UPWARD CHAIN**

### **SERVICES**

The property has mains gas, electric, water and drainage.

### **TENURE**

Freehold

### **FLOOD RISK**

Please see website [www.environment-agency.uk](http://www.environment-agency.uk)

### **COUNCIL TAX**

Please see website [www.voa.gov.uk](http://www.voa.gov.uk)

### **ENERGY PERFORMANCE RATING**

Grade: D



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