



45 West Road, Ponteland

Newcastle upon Tyne NE20 9SX

SITUATION AND DESCRIPTION

A superb and well proportioned four bedroom, four storey semi detached house, with fabulous views over Ponteland Park, a gated driveway and large double integral garage. The excellent family home has been thoughtfully extended and refurbished by the current owners, creating a stunning second floor sitting room and larger garage, with attractive cedar wood cladding to the gable, and cedar clad steel double gates to the driveway. The beautifully presented house has excellent natural light on all levels, and has been finished to a high specification throughout with a Morso wood burning stove, oak and walnut engineered flooring, attractive oak veneered doors, and a Cabrio Velux window giving views to the Park.

The accommodation briefly comprises: hallway, ground floor, cloakroom/wc, guest double bedroom and study, lower ground floor, impressive 32ft open plan family area with fitted kitchen and doors opening to the decked terrace, utility room, cloakroom/wc, first floor, double bedroom, family bathroom, second floor, superb 20 ft sitting room, double bedroom, en-suite shower room/wc, large double garage, decked and barked rear terrace with wood store and shed.

A rare opportunity to purchase a generous family home in the centre of Ponteland village, with elevated views and direct access to Ponteland Park, and only a short walk to the wide variety of shops, cafés, pubs/restaurants as well as local schooling for all ages.

The property comprises:

ENTRANCE

With a solid oak door to the front, a double glazed picture window and engineered walnut flooring. A door leads to the cloakroom/wc.

CLOAKROOM/WC

4'9 x 3'4 (1.45m x 1.02m)

With a close coupled wc, wash hand pedestal basin, ladder radiator and a double glazed window to the front. There is a built-in storage cupboard, loft access and engineered walnut flooring.

GROUND FLOOR HALLWAY

8'1 x 9' (2.46m x 2.74m)

The hallway has a staircase leading down to the lower ground floor family room and kitchen/breakfast room, and up to the bedrooms and sitting room. The hallway has a radiator, large storage cupboard and doors leading directly to guest bedroom three and bedroom four/study.

GUEST BEDROOM THREE

11'1 x 10'8 (3.38m x 3.25m)

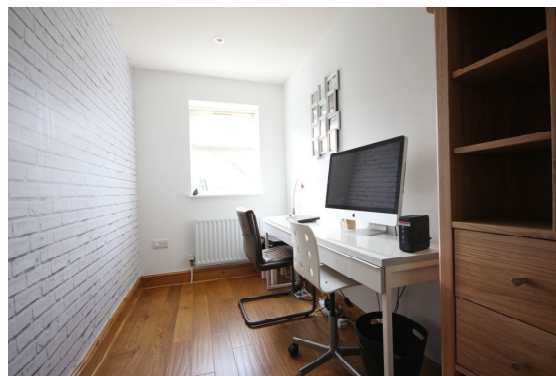
A double bedroom, with and French doors opening to a Juliet balcony with fabulous views over the Park. The bedroom has inset spots to the ceiling and a radiator.



BEDROOM FOUR/STUDY

11'1 x 5'5 (3.38m x 1.65m)

An excellent study, with a double glazed window overlooking the Park, oak flooring, a radiator and inset spots to the ceiling.



A staircase leads up to the first floor landing.



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FIRST FLOOR LANDING

With a radiator, double glazed window to the front elevation and doors leading to the master bedroom and family bathroom.

MASTER BEDROOM

11'1 x 16'6 (3.38m x 5.03m)

A lovely double bedroom with two double glazed windows overlooking the Park, space for free standing bedroom furniture, a radiator and inset spots to the ceiling.



FAMILY BATHROOM

11'1 x 8'4 (3.38m x 2.54m)

A generous family bathroom with large double ended contemporary style bath, close coupled wc, twin wash hand basins on a tiled vanity stand. The family bathroom has a large mains shower with rainfall head and separate handheld shower attachment, inset spots to the ceiling, a ladder radiator and two wall mounted mirrors.



A staircase leads up to a half landing giving access to the sitting room.

SITTING ROOM

20'8 x 16'9 (6.30m x 5.11m)

An impressive sitting room with excellent natural light provided by the three Velux windows to the rear overlooking the Park, the large double glazed picture window to the side overlooking the woodland and additional two windows to the front elevation. The sitting room has a great feeling of space with a full open ceiling with inset spots, and has traditional style radiators.

BEDROOM TWO

18'7 x 9'4 (5.66m x 2.84m)

This double bedroom has a 'Cabrio' Velux window that opens to a balcony overlooking the park with an additional double glazed window to the front. The bedroom has inset spots, a recessed shelved storage area, a radiator and a frosted glass door to the en-suite.



EN-SUITE WET ROOM

6'6 x 6'9 (1.98m x 2.06m)

The en-suite wet room has a shower with rainfall head, wash hand pedestal basin, close coupled wc, neutral tiling, Velux window to the roof and a radiator.

Returning to the ground floor hallway, a staircase leads down to the lower ground floor accommodation, with access also to the laundry and cloakroom/wc.

CLOAKROOM/WC

7' x 3'2 (2.13m x 0.97m) maximum

With a close coupled wc, wash hand pedestal basin, ladder radiator, wall mounted mirror and neutral tiling.

LAUNDRY

7'1 x 5'5 (2.16m x 1.65m)

An internal laundry, with plumbing for a washing machine, space for a tumble dryer, a bench worktop with cabinets, tiled flooring and a radiator.

FAMILY ROOM

19'9 x 16'5 (6.02m x 5m)

A superb open plan family room to the kitchen with a 'Morso' wood burning stove to the corner, engineered walnut flooring and a fabulous double glazed picture window and French doors opening to the decked terrace with views to the Park. The family room has inset spots to the ceiling, a radiator and an archway through to the kitchen.

KITCHEN

16'7 x 11'1 (5.05m x 3.38m)

The well-appointed kitchen is fitted with an extensive range of high gloss wall and base cabinets, with contrasting work surfaces and a stainless steel one and a half drainer with a rinser tap. There is space for a gas range cooker with extractor hood over, integrated dishwasher and full integrated fridge and half freezer. The kitchen has a double glazed window and door opening to the decked terrace, inset spots to the ceiling and contemporary radiator.

DOUBLE GARAGE

19'9 x 16'5 (6.02m x 5m)

The larger double integral garage has an electric concertina door and is insulated, and has power and LED lighting.

EXTERNALLY

To the front of the property there are cedar clad and steel double gates, giving security and access to the driveway, which provides off-street parking for two/three cars and leads to the large integral garage.



There is a side gate giving access to the barked steps/pathway leading down to the decked terrace and garden. The garden has a log store, timber shed and lovely timber decked and barked terrace overlooking the Park. There is also direct gated access from the decked terrace to Ponteland Park. There is an external water supply to both the front and rear of the house and security lighting.



SERVICES

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

TENURE

Freehold

FLOOD RISK

Please see website www.environment-agency.uk

COUNCIL TAX

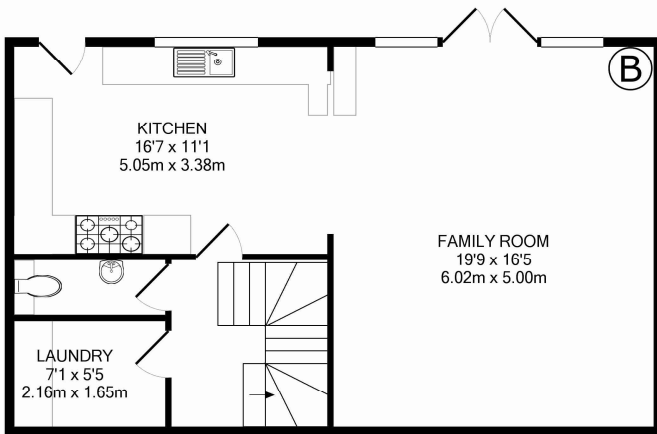
Please see website www.voa.gov.uk

ENERGY PERFORMANCE RATING

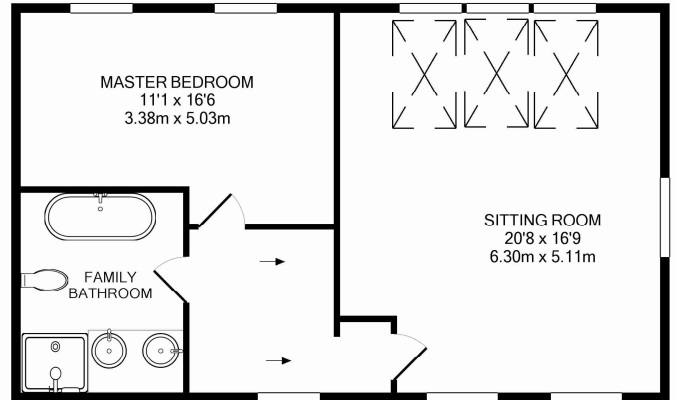
Grade: C



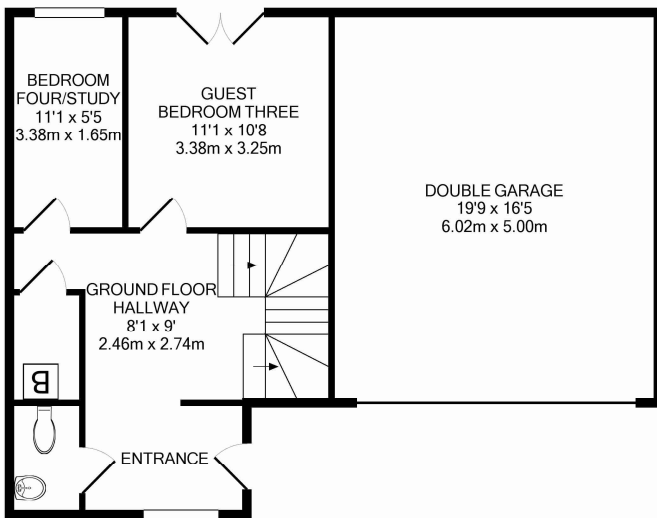
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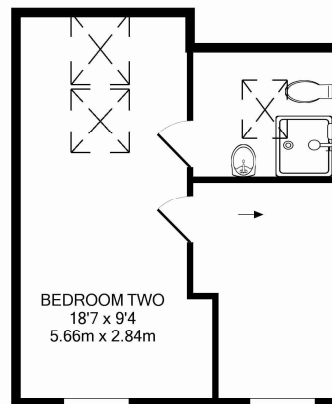
BASEMENT LEVEL



1ST FLOOR



GROUND FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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