



**6 Guardians Court**  
Ponteland





6 Guardians Court, Ponteland, Newcastle upon Tyne NE20 9UG

Guide Price £325,000

A great opportunity for a contemporary four bedroom townhouse, set in a small modern cul de sac development in the centre of Ponteland village, with private rear garden, double width driveway and integral garage with electric door.

The impressive home has been owned for 21 years, from a new build, by the current owner, who has stylishly redesigned and refurbished to a high specification throughout with design features including; HIVE control and Smart Metering, TMEZON door, recently installed uPVC windows, intercom & camera entry, state of the art lighting installations. remote controlled blinds and feature fireplace, Bosch integrated appliances to the kitchen/dining room.

Vestibule | Hallway | Utility cupboard | Ground floor bedroom | Shower room/wc | Access to garage | Stairs to first floor | Living room with 65" Smart TV | Contemporary 18ft kitchen/dining room with Bosch integrated appliances, 55" Smart TV and breakfast bar | Cloakroom/wc | Second floor | Master bedroom with fitted wardrobes | En-suite shower/wc | Two further bedrooms | Recently refurbished family bathroom/wc | Double width driveway | Garage with electric door.

Services: Mains Gas, Electric, Water and Drainage | Tenure: Leasehold | Council Tax Band: F  
Energy Performance Certificate: C









All enquiries to our Ponteland | Coates Institute, main street, Ponteland, NE20 9NH

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