



**9 Ridgely Close**

Ponteland





9 Ridgely Close, Ponteland, Newcastle upon Tyne NE20 9BN

Guide Price £460,000

An impressive extended and refurbished detached house, located to the head of a quiet cul de sac in Ponteland village, with attractive southerly facing landscaped rear garden, a gravel driveway and single integral garage. The fabulous four bedroom family home offers beautifully presented and versatile accommodation over two floors with two generous reception rooms, one with a wood burning stove and glass atrium style roof, and fabulous extended open plan kitchen/dining/living area with excellent natural light from the three large Velux windows and bi folding doors to the rear garden.

Reception hallway | Sitting room | Family room/snug with wood burning stove | Magnificent contemporary open plan kitchen/living area with integrated appliances | Utility room | Excellent ground floor shower room/wc | First floor landing | Generous master bedroom with fitted wardrobes | Large guest bedroom two with fitted wardrobe | Two further bedrooms | Family bathroom with separate shower and bath | Southerly facing landscaped rear garden | Integral garage and driveway. A great opportunity for a larger style family home in Ponteland village, within walking distance of Ponteland Golf Club, the numerous shops, cafes and pubs/restaurants as well as excellent local schooling for all ages.

A viewing is essential to appreciate the quality of accommodation and quiet location this home offers.

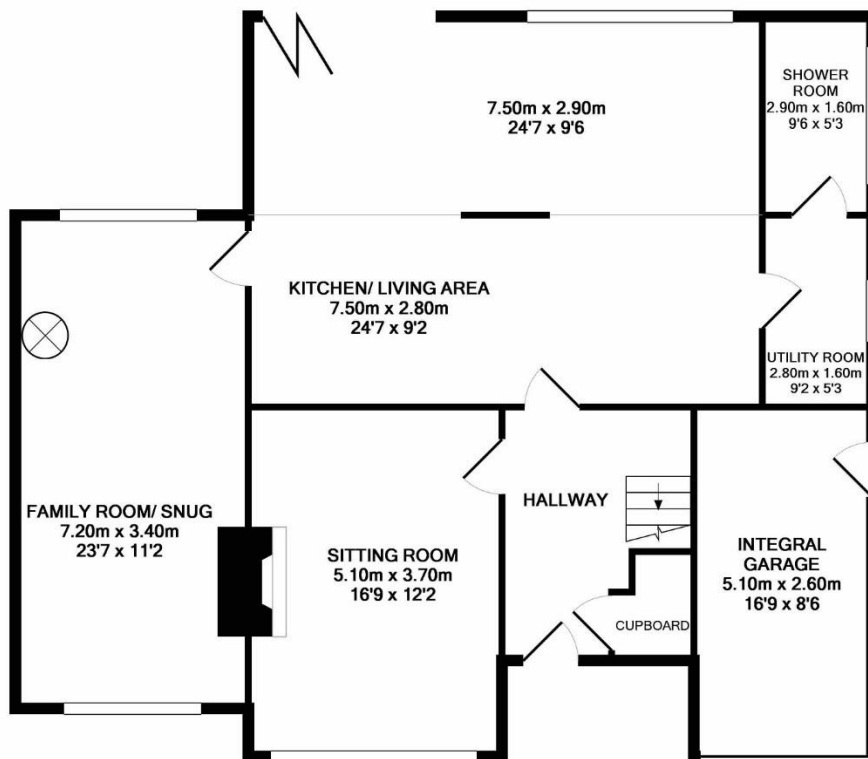
Services: Mains electricity, gas, water and drainage | Tenure: Freehold | Council Tax: Band E | Energy Performance Certificate: Rating D



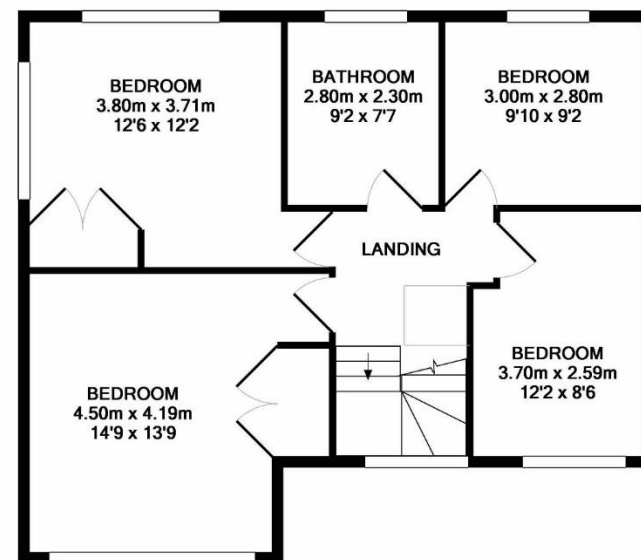








GROUND FLOOR  
APPROX. FLOOR  
AREA 118.1 SQ.M.  
(1271 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 64.3 SQ.M.  
(692 SQ.FT.)

**TOTAL APPROX. FLOOR AREA 182.5 SQ.M. (1964 SQ.FT.)**

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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All enquiries to our Ponteland Office | Coates Institute, Main Street, Ponteland, Newcastle upon Tyne NE20 9NH

T: 01661 823951 | [www.sandersonyoung.co.uk](http://www.sandersonyoung.co.uk)

