



**45 Dunsgreen**

Ponteland





45 Dunsgreen, Ponteland, Newcastle upon Tyne NE20 9EJ

Guide Price £339,950

An impressive and stylish three bedroom, end link detached house with gardens to the front and rear, double width driveway for two cars and a single integral garage. The superb family home has been substantially extended and reconfigured by the present owners, with the addition of a full width conservatory at the rear and master bedroom with ensuite shower over the garage. The property, lived in by the owners for 35 years, is well positioned on Dunsgreen, with excellent privacy in the rear garden, and within walking distance of the local schools, Leisure Centre and the wide variety of shops, cafes, bars/restaurants in Ponteland village.

Reception hallway | Cloakroom/wc | Fabulous sitting room | Versatile second reception room | Beautiful conservatory | Fitted kitchen with integrated appliances | First floor | Master bedroom with sliding door fitted wardrobes | Ensuite Shower/wc | Two further double bedrooms, each with sliding door fitted wardrobes | Luxury bathroom with freestanding bath and separate shower | Single garage with electric roller door, power and lighting | Double width driveway | Gardens front and rear

Services: Mains gas, electric, water and drainage | Tenure: Freehold | Council Tax: Band E |

Energy Performance Certificate: D



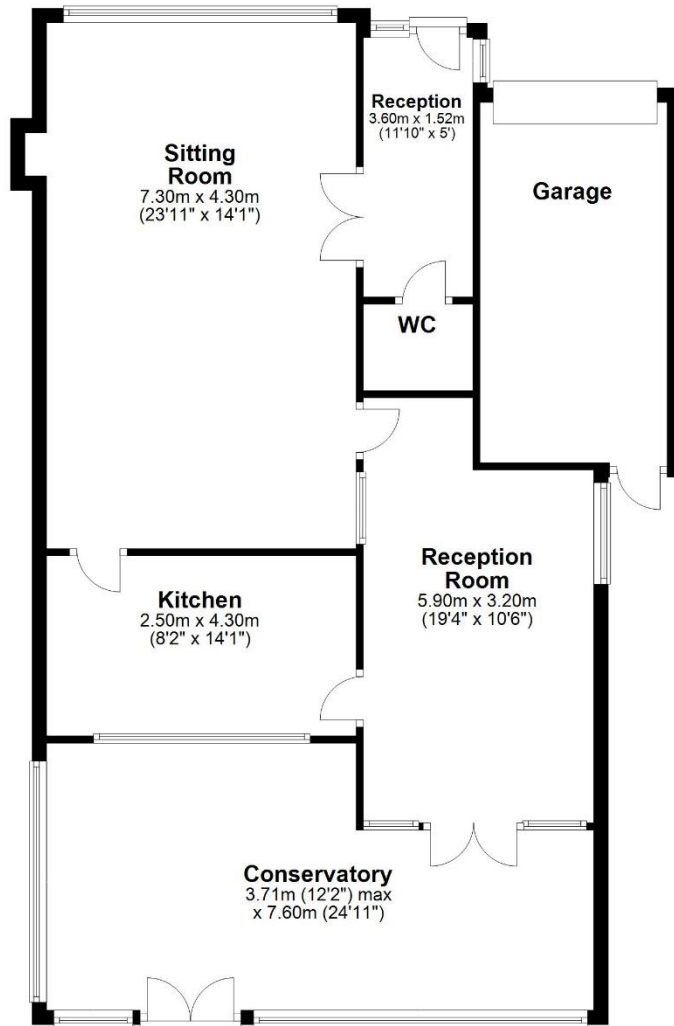






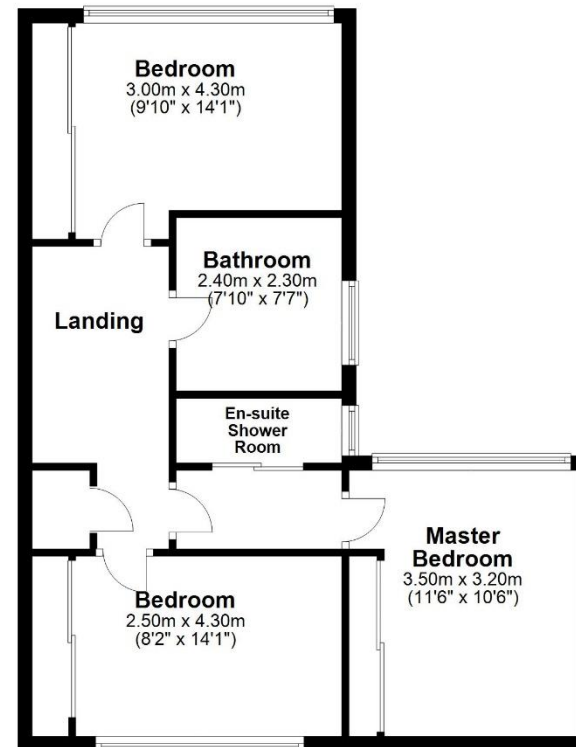
### Ground Floor

Approx. 99.8 sq. metres (1074.7 sq. feet)



### First Floor

Approx. 55.6 sq. metres (598.3 sq. feet)



Total area: approx. 155.4 sq. metres (1673.0 sq. feet)

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