



**44 Ridgely Drive**  
Ponteland





44 Ridgely Drive, Ponteland, Newcastle upon Tyne NE20 9BL

Guide Price £280,000

A well presented and maintained four bedroom, semi detached house on this popular residential road in Ponteland village, with well established and mature gardens, a double block paved driveway and attached single garage. The excellent family home has been refurbished in recent years with a modern fitted kitchen with a gas fired 'Rayburn Nouvelle' range cooker, and a contemporary wet room with 'Villeroy & Boch' fittings, as well as benefiting from double glazed windows and a gas central heating system. The loft space is part boarded and has power and lighting and is accessed via a folding step ladder

Hallway | Cloakroom/wc | Dining room with bay window and parquet style flooring | Fabulous sitting room with excellent natural light from the windows and doors to the garden, parquet style flooring | Fitted kitchen with range cooker | Utility area | First floor landing with loft access | Four bedrooms, all with built in wardrobes/storage | Shower room/wc | Single attached garage | Double driveway | Lovely south facing rear garden with good privacy and mature planting | NO UPWARD CHAIN

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



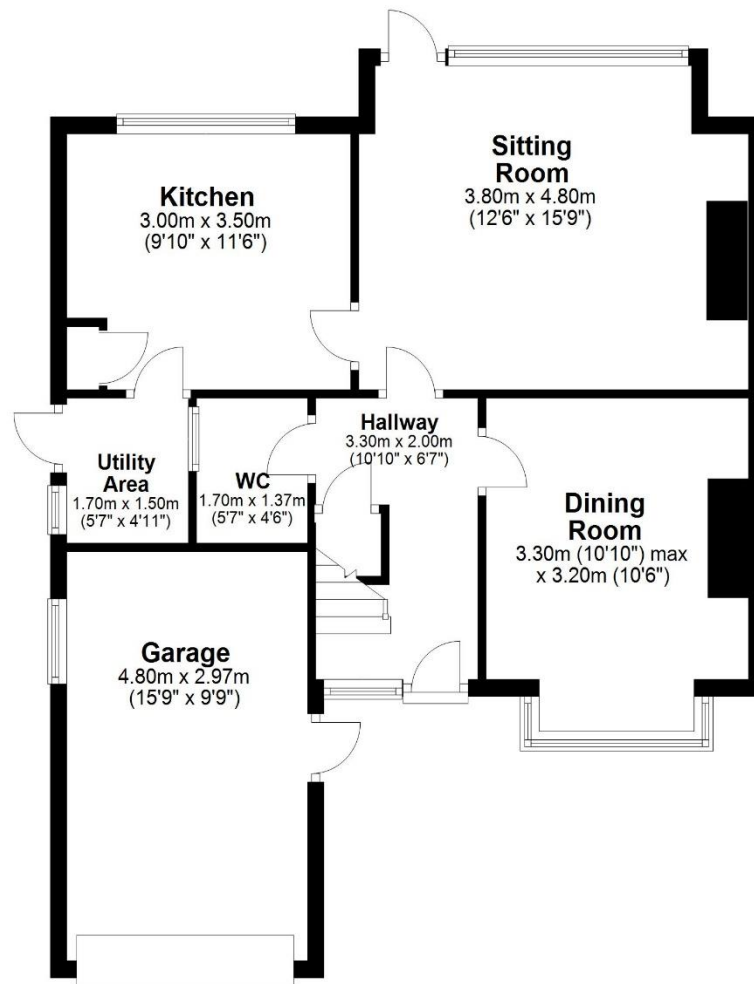






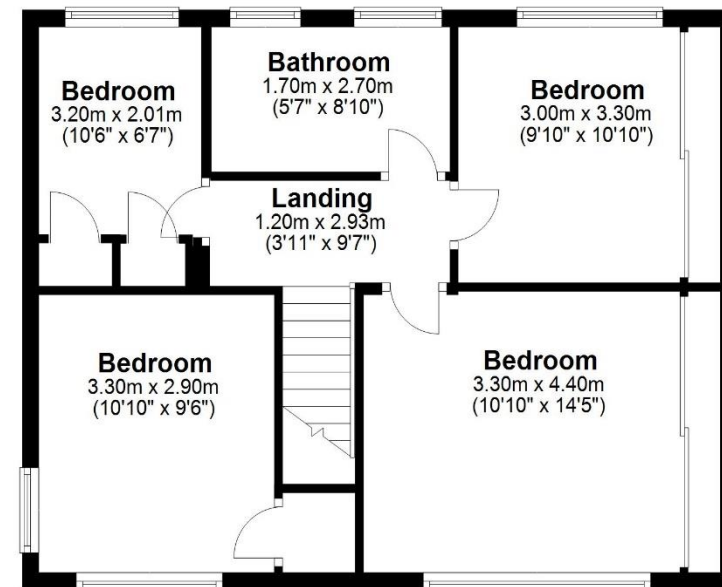
## Ground Floor

Approx. 67.1 sq. metres (722.4 sq. feet)



## First Floor

Approx. 54.0 sq. metres (581.1 sq. feet)



Total area: approx. 121.1 sq. metres (1303.5 sq. feet)

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