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ERRINGTON ROAD, PONTELAND, NE20

Offers Over £725,000

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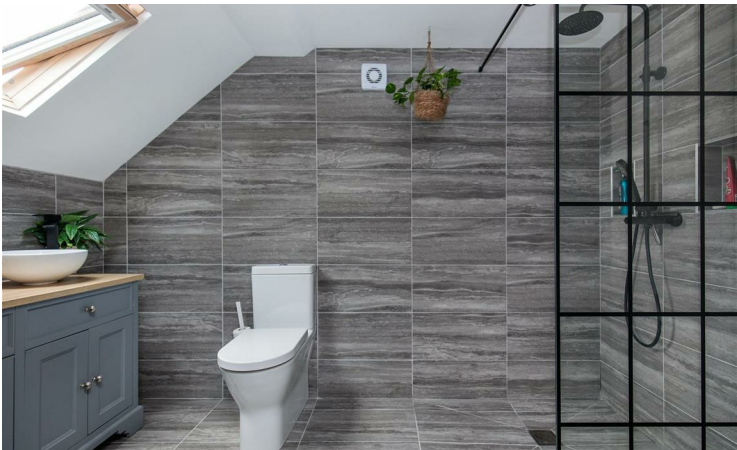
Beautifully bright and spacious detached home on Errington Road in Ponteland, thoughtfully designed to maximise natural light throughout. With large windows, multiple aspects and French doors opening onto the garden, this property offers an airy and uplifting living environment, perfectly suited to modern family life.

The accommodation comprises a welcoming entrance porch and hallway, leading to a generous living room filled with natural light from multiple windows and French doors, complemented by a feature log burner. A separate dining area also enjoys direct garden access, while the well-appointed kitchen benefits from a large front-facing window, further enhancing the home's light-filled feel. There are four double bedrooms in total, two on the ground floor and two on the first floor, both with en-suite facilities, offering flexible and well-balanced accommodation. Externally, the property sits on a generous plot with a large front lawn, double garage and a private rear garden with mature planting and patio areas.

Errington Road is located within the highly desirable village of Ponteland, known for its excellent local amenities, well-regarded schools, boutique shops, cafés and restaurants. The area also offers superb transport links to Newcastle city centre and the airport, making it particularly popular with families and professionals.

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The internal accommodation comprises: a bright entrance porch that gives access to the central entrance hallway with stairs to the first floor, housing convenient under-stair storage. To the left of the hallway are two well-proportioned double bedrooms with built-in storage cupboards. To the rear of the hallway is a family bathroom benefiting from a free-standing bath, a window to the rear garden and a heated towel rail. Adjacent to this is a spacious living room that enjoys French doors to the rear garden, multiple windows and a log burner set within a media wall. Off the living room is a dedicated dining space, also with garden access. Returning to the entrance hall, a further door leads to the well-equipped kitchen, which is fitted with a range of wall and base units and integrated appliances. The kitchen also has a large window overlooking the front garden, allowing in plenty of natural light. Off the kitchen is a good-sized utility area with further plumbing for appliances, and a door leading to the integral garage. The utility also has a separate space, currently used as a home office/study area, which has a door leading out to the rear of the property.

The first-floor landing gives access to two generous bedrooms on either side. The bedroom to the left has convenient storage and an en-suite bathroom, while the bedroom to the right has a closet and an en-suite shower room with a useful, large, practical storage space spanning the full width of the garage.

Externally, the property benefits from an extensive, well-maintained front lawn with a driveway to the double garage, offering off-street parking for multiple vehicles. To the rear, a generous garden is enclosed and features a range of mature trees and shrubs. The garden itself is laid mainly to lawn with paved patio areas, creating the ideal space for everyday family life and entertainment.



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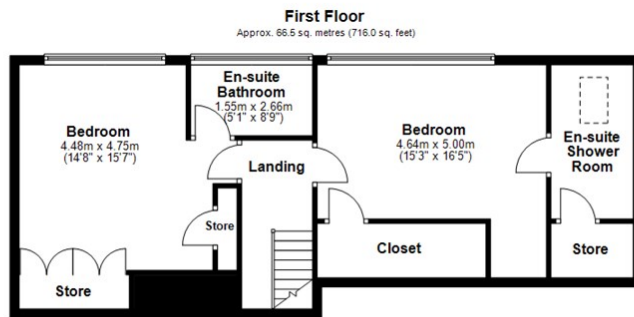
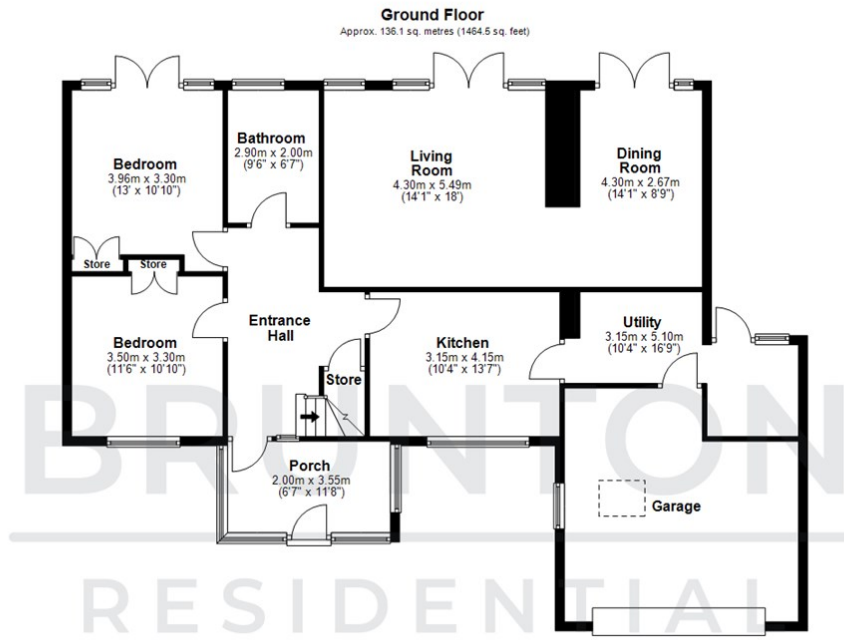
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : F

EPC RATING : D



Total area: approx. 202.6 sq. metres (2180.5 sq. feet)

All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
60	83
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	