



- 3 Bed Semi Detached House
- Lounge with Open Fireplace
- Refurbished Bathroom with Separate Shower
- Sought After Location
- Extended & Improved
- Family Room with Bi-Fold Doors
- Garage; Office with Woodburner

- Cloaks/WC
- Breakfasting Kitchen; Separate Utility
- Generous Garden

An extended and much improved 3 bedroomed semi detached house, providing superb appointed, spacious family accommodation. Pleasantly situated at the head of a cul-de-sac within this sought after road, the Entrance Hall leads to the Cloakroom/WC, with a low level suite and wash basin. The Reception Hall leads to the Lounge, the focal point of which is an open fireplace with lovely painted surround. The spacious Breakfasting Kitchen has a range of wall and base units with ceramic sink unit, concealed lighting over the work surfaces, dual fuel range style cooker with extractor over, integral dishwasher with matching door, and is open to the Family Room with breakfast bar, 2 lantern roof lights and bi-fold doors opening to the rear garden. The Utility Room has wall and base units, Belfast sink, plumbing for a washer and stable style door to the rear. Stairs lead from the hall to the First Floor Landing, with access to the loft. Bedroom 1 is to the front, with Bedroom 2 to the rear and Bedroom 3 to the front, with fitted double wardrobes and storage cupboards over. The Family Bathroom/WC has been refurbished with a traditional white suite with low level wc, pedestal wash basin, double ended roll top bath with ball & claw feet and telephone style shower mixer and double shower enclosure with rainhead and hand held showers. There is a Garage with an attached, self contained Office, complete with wood burning stove, ideal for those working from home.

Externally, the Front Garden is gravelled, with a range of plants and driveway to the garage and parking area. The South facing Rear Garden extends to the side, with lawn, decking with pergola, plants and shrubs.

Ladywell Way is conveniently situated on the periphery of this sought after 'village', well placed for local amenities including the park, schools for all ages, wide choice of shops, selection of pubs and restaurants and a range of sporting and leisure facilities.

Entrance Hall 7' x 4' (2.13m x 1.22m)

Cloakroom/WC 6'8 x 2'6 (2.03m x 0.76m)

Reception Hall 11'10 x 6'6 (3.61m x 1.98m)

Lounge 13'3 x 11'8 (4.04m x 3.56m)

Family Room 17'6 x 11'0 (5.33m x 3.35m)

Breakfasting Kitchen 18'2 x 10'8 (5.54m x 3.25m)

Utility Room 17'6 x 5'10 (5.33m x 1.78m)

First Floor Landing

Bedroom 1 13'6 x 10'8 (4.11m x 3.25m)

Bedroom 2 11'2 x 10'8 (3.40m x 3.25m)

Bedroom 3 9'6 x 7'4 (2.90m x 2.24m)

Bathroom/WC 8'3 x 7'3 (2.51m x 2.21m)

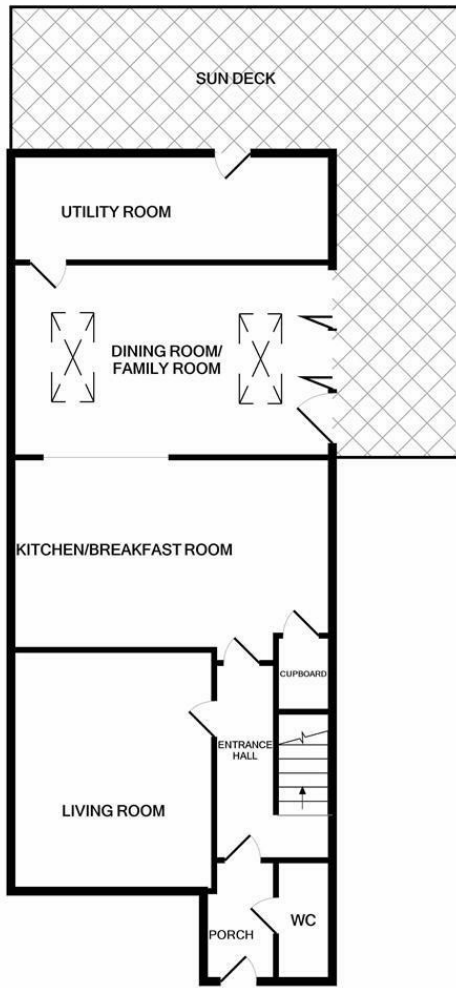
Garage 16'9 x 9'6 (5.11m x 2.90m)

Office 14'10 x 8'10 (4.52m x 2.69m)

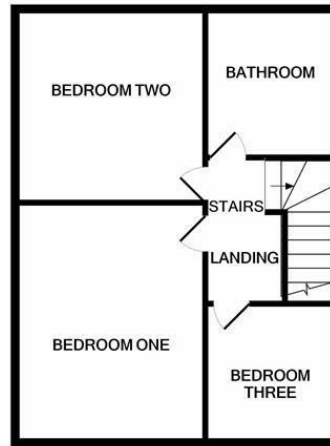




Energy Performance: Current C Potential B
Council Tax Band: C
Northumberland County Council: 0345 600 6400
Richard Coates Primary School: 1.1 Miles (By Road)
Ponteland Primary / High Schools: 1.2 Miles
Newcastle International Airport: 2.5 Miles
Newcastle Central Railway Station: 9.7 Miles



GROUND FLOOR
 APPROX. FLOOR
 AREA 769 SQ.FT.
 (70.5 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 425 SQ.FT.
 (39.5 SQ.M.)
 TOTAL APPROX. FLOOR AREA 1184 SQ.FT. (110.0 SQ.M.)

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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