





3



1



1

- Envious Location
- Three Bedrooms
- Semi-Rural Location
- Off Street Parking
- Council Tax Band *E*
- Detached Family Home
- Conservatory
- Front and Rear Gardens
- Freehold
- Viewing A Must





**** Video Tour on our YouTube Channel | https://youtu.be/dFKkerX_p1w ****

Jan Forster Estates are delighted to welcome to the market this simply stunning three bedroom detached home on the sought after Pont View, in Ponteland.

This prime location offers the perfect balance of semi-rural tranquillity and everyday convenience. Surrounded by scenic countryside yet just moments from a wealth of local amenities - including boutique shops, cosy cafés, and essential services - it provides an enviable lifestyle. The area is well-served by highly regarded schools and excellent transport links, making it an ideal choice for growing families. With Newcastle International Airport just a short drive away, it's also perfectly suited to frequent travellers.

Internally, the property is beautifully presented throughout, offering both comfort and style. A welcoming entrance hallway leads into a spacious open-plan lounge and dining area, complete with a feature fireplace. Flooded with natural light, the sunny conservatory offers an additional living space with views over the rear garden, while the well-appointed kitchen provides convenient access to the outdoors. There is also generous storage space. Upstairs, there are three generous bedrooms, each offering ample space and versatility. The standout feature is the luxurious family bathroom, boasting a four-piece suite that includes a spa bath and integrated TV - creating a truly indulgent retreat. Additional benefits include gas central heating and double glazing throughout.

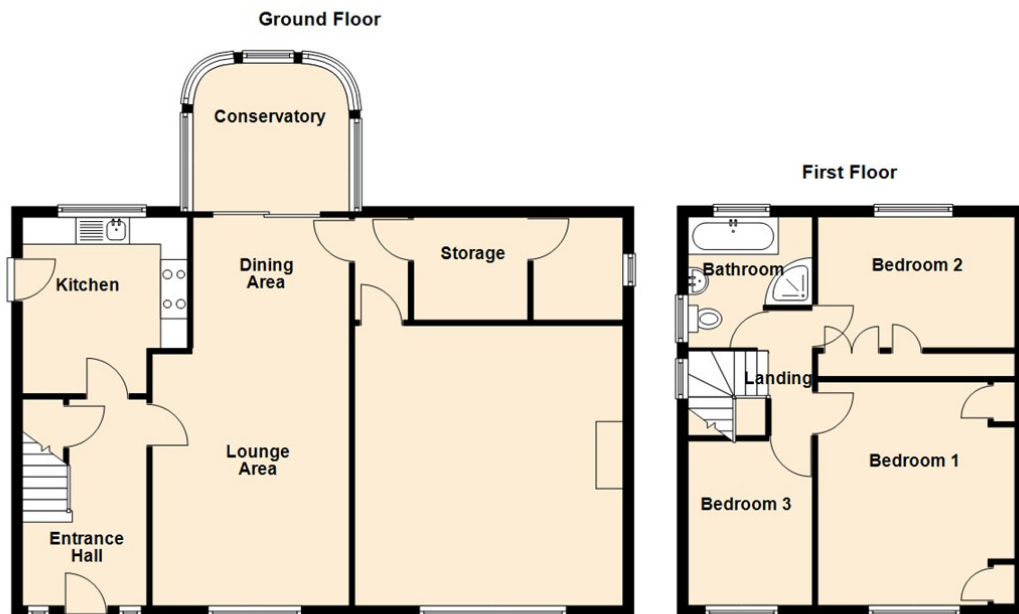
Externally there is a garden and driveway to the front for off street parking and there is a delightful, private rear garden with a patio area and lawn.

For more information or to book your viewing on this fabulous family home, please call our sales team on 0191 236 2070.

Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band *E*.



Lounge Dining Room 23'6" x 11'11" (7.18 x 3.64)

Kitchen 11'0" x 8'7" (3.37 x 2.62)

Conservatory 8'6" x 9'1" (2.6 x 2.79)

Sitting Room 15'10" x 13'8" (4.85 x 4.18)

Bedroom One 10'6" x 11'9" (3.22 x 3.59)

Bedroom Two 9'10" x 10'7" (3.02 x 3.23)

Bedroom Three 8'2" x 7'11" (2.51 x 2.42)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

The difference between house and home

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



www.janforsterestates.com

Gosforth
High Heaton
Tynemouth

Property Management Centre

0191 236 2070

0191 270 1122

0191 257 2000

0191 236 2680

