



16 Meadow Court, Ponteland, Newcastle upon Tyne, NE20 9RB

A rare opportunity has arisen to purchase this unique detached family home boasting over 3,500 Sq ft. This imposing residence occupies a prominent position on Meadow Court, Ponteland. Tucked off Eastern Way and forming part of the prestigious Darras Hall Estate, Meadow Court provides excellent access to the shops, bars and restaurants within central Ponteland along with transport links to Newcastle city centre, Northumberland and Newcastle International Airport.

Set behind private electric gates and a charming sweeping driveway, the accommodation, set over two floors briefly comprises: entrance porch with separate WC, through to generous entrance hall with dual windows, tiled flooring, feature fireplace and central staircase to first floor landing; sitting room measuring almost 28ft with dual aspect windows, walk in bay and feature fireplace; dining room with walk in bay and tiled flooring; play room/office with dual aspect windows; kitchen diner measuring close to 36ft with dual windows including sliding door access to the garden and tiled flooring, kitchen area with a range of fitted units, granite work surfaces and some integrated appliances; utility room; conservatory with triple aspect windows and side door access to the gardens; double garage providing multi-vehicle off-street parking. The first floor landing gives access to four double bedrooms, all with fitted wardrobe storage and bedroom two with an en-suite shower room complete with three piece suite; two family bathrooms, one complete

with three piece suite and the larger of the two complete with four piece suite. Externally, extensive mature wrap around gardens laid mainly to lawn with a mixture of mature planting and surrounded by trees and conifers, a block paved patio seating area and a separate gravelled area with feature stone work, a delightful stream with stone banks and a bridge leading over towards the patio area. Providing excellent accommodation for a growing family, this great home simply demands an internal inspection!

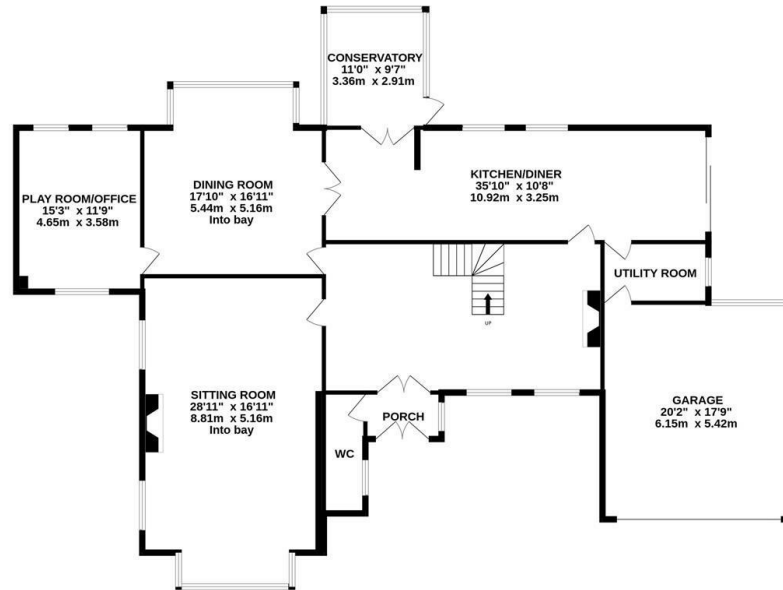
Unique Detached Family Home | Rare Purchase Opportunity | 3,517 Sq ft (326.7m2) | Four Double Bedrooms | Sitting Room | Dining Room | Play Room/Office | 35ft Kitchen Diner | Utility Room | Conservatory | Downstairs WC | Two Family Bathrooms & En-Suite Shower Room | Double Garage | Sweeping Driveway & Multi-Vehicle Parking | Mature Wrap Around Gardens | GCH | Freehold | Council Tax Band G | EPC: C



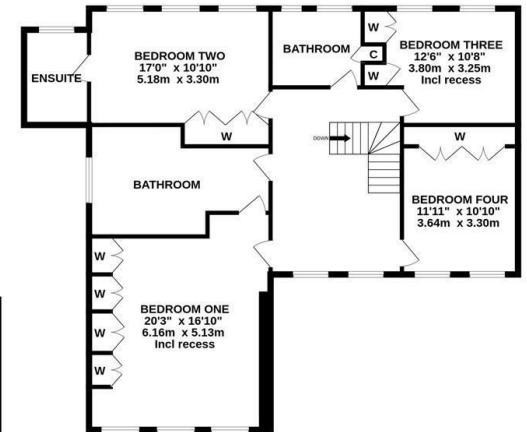
Offers Over £1,250,000



GROUND FLOOR
2239 sq.ft. (208.0 sq.m.) approx.



1ST FLOOR
1278 sq.ft. (118.7 sq.m.) approx.



TOTAL FLOOR AREA : 3517 sq.ft. (326.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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