

**BRUNTON**  
RESIDENTIAL

**35, WOODSIDE**  
Ponteland , Northumberland





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MODERN DETACHED FAMILY HOME - EXTENSIVE 1 ACRE GARDEN PLOT - PRESTIGIOUS RESIDENTIAL LOCATION - PLANNING PERMISSION GRANTED FOR A SECOND FAMILY HOME TO THE REAR

This imposing, modern detached family home is ideally located on Woodside, Darras Hall. Woodside, which is placed just off from Middle Drive and Edge Hill, is perfectly situated just a short walk from the shops and amenities of The Broadway as well as outstanding local schooling.

The property, which boasts close to 5,000 Square ft of internal living space, is also positioned only a short walk from the delightful village of Ponteland, with its excellent array of shops, cafes, restaurants and public houses.

Access to the property is provided via a large, block paved driveway which offers off street parking for multiple vehicles. The main entrance is situated to the centre and is placed beneath a stone pillared portico.

The main house, which is in need of some decorative modernisation, comprises: Central entrance hall with staircase leading to the first floor, ground floor shower room with WC and wooden flooring. To the left hand side of the hallway is a generous living room with dual aspect windows and wood-burning stove. To the right hand side of the hallway, doors lead into a second reception room (which could be utilised as a fifth bedroom) with walk-in bay window and also into a further reception room that is currently laid out as a home office/study.



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A door to the rear then gives access into a superb, open plan living, dining and kitchen space with tiled flooring, glazed atrium/roof-light, central island with dining table and 'Lacanche' range cooker. The kitchen area provides French doors leading to the rear and is open to a living space. The kitchen then provides further access into a third reception room/family room and utility room.

A further door from the living space leads into a leisure suite is placed to the very rear of the ground floor. A door from the rear of the kitchen area gives access into an integral garage with access to a future store area.

The stairs then lead up to the first floor landing and give access to four generous bedrooms including two principal suites. Bedroom one is located to the very rear and provides a good sized double bedroom with access to a large en-suite bathroom with five piece suite. Bedroom two also offers a good sized double bedroom with walk-in wardrobe and en-suite shower room. Bedroom three is still a good sized double room with access to an en-suite bathroom. Bedroom four is laid out as a dressing room but is a smaller double bedroom.

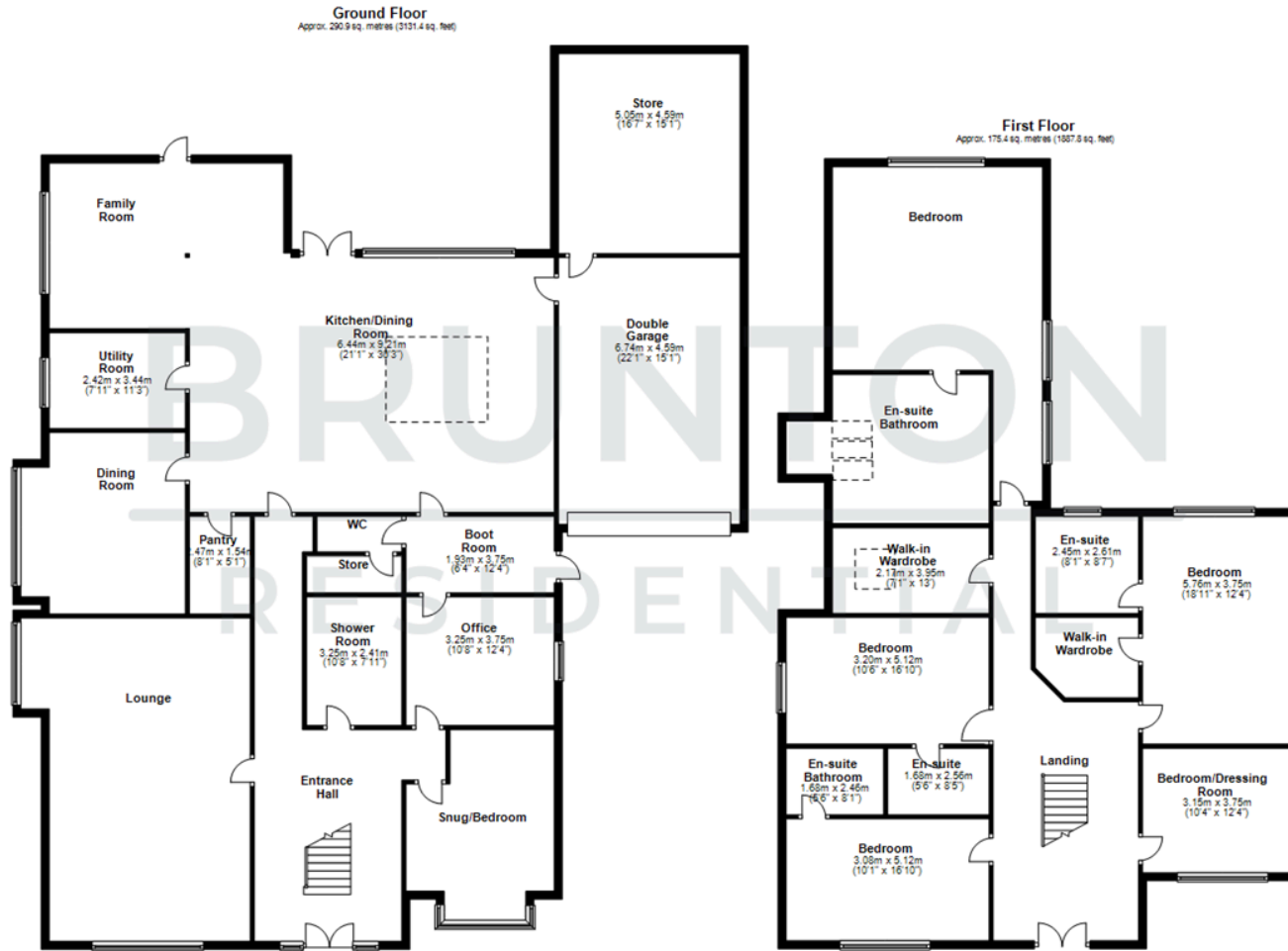
Externally, the property benefits from a substantial plot which extends to approximately 1 acre. The rear gardens provide a clear opportunity for further development with planning permission granted for a further dwelling and integral garage in 2022 (22/03478/FUL).

35 Woodside provides an excellent opportunity for the next owners to create two substantial family homes which are set within their own private grounds and gardens and viewing are advised.





TENURE - FREEHOLD  
 LOCAL AUTHORITY - NORTHUMBERLAND CC  
 COUNCIL TAX BAND - H  
 EPC RATING - C



Total area: approx. 466.3 sq. metres (5019.2 sq. feet)  
 All measurements are approximate and are for illustration only.  
 Plan produced using Plans.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Ponteland , Northumberland  
NE20

**Great Park**  
Middleton South  
NE13 9BJ  
0191 236 8347

**Hexham**  
3 Beaumont Street  
NE46 3LZ  
01434 505 008

**Jesmond**  
125 St George's Terrace  
NE2 2DN  
0191 236 8347

**Morpeth**  
28a Bridge Street  
NE61 1NL  
01670 202 008

**Ponteland**  
Main Street  
NE20 9NH  
01661 679 002