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PINEGARTH, DARRAS HALL, PONTELAND, NE20

Offers Over £595,000


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Attractive detached family home occupying a generous plot within the highly desirable Darras Hall area of Ponteland, offering spacious and versatile accommodation both inside and out. With multiple reception rooms, four well-proportioned bedrooms and extensive wraparound gardens, the property presents an excellent opportunity for families looking to create a long-term home in one of the region's most sought-after locations.

The well-designed layout includes a bright L-shaped living room overlooking the gardens, a separate dining room, a versatile snug or home office and a well-appointed kitchen, providing flexible living spaces to suit a variety of lifestyles. Four generous bedrooms with built-in storage and beautifully maintained gardens further enhance the property's appeal.

Pinegarth is ideally positioned within Darras Hall, one of Northumberland's most prestigious residential locations. Ponteland offers an excellent range of independent shops, cafés, restaurants, leisure facilities and highly regarded schools, while Newcastle International Airport, Newcastle city centre and the A1 are all within easy reach, making it an ideal location for both families and commuters.

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The internal accommodation comprises: a welcoming entrance vestibule with double doors opening into a central entrance hall with stairs to the first floor. To the left is a convenient ground-floor family bathroom with a useful storage cupboard, while to the right is a versatile snug that could equally be utilised as a home office or additional reception room. To the rear of the property is a generous L-shaped living room enjoying French doors and windows overlooking the rear garden. Adjacent to the living room is a formal dining room, also benefiting from pleasant rear garden views. Off the dining room is a well-equipped kitchen fitted with a range of wall and base units, integrated appliances and a door providing access to the side of the property. The ground floor also provides internal access to the integral garage.

To the first floor are four well-proportioned bedrooms, all benefiting from useful built-in storage. A well-appointed family shower room completes the first-floor accommodation.

Externally, the property benefits from a driveway leading to the integral garage, providing excellent off-street parking. Surrounding the property are extensive wraparound gardens, laid mainly to lawn with mature trees, established shrubbery and paved patio seating areas, creating a private and sunny outdoor space ideal for everyday family life and entertaining.





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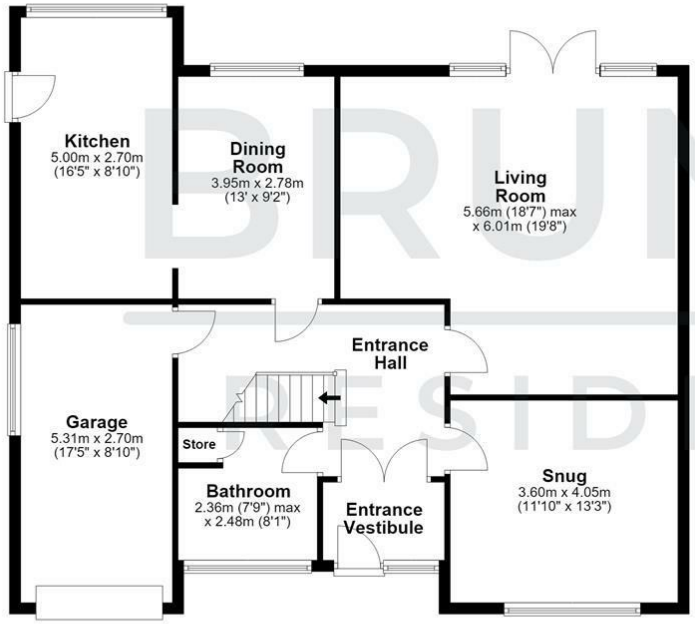
TENURE : Freehold

LOCAL AUTHORITY :

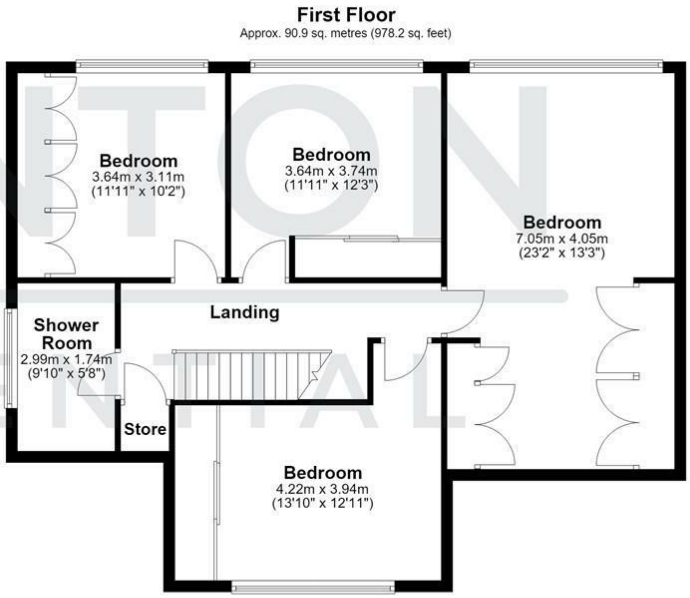
COUNCIL TAX BAND : F

EPC RATING : C

Ground Floor
Approx. 108.5 sq. metres (1167.9 sq. feet)



First Floor
Approx. 90.9 sq. metres (978.2 sq. feet)



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Total area: approx. 199.4 sq. metres (2146.1 sq. feet)



