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MEADOWVALE, PONTELAND, DARRAS HALL, NE20

Offers Over £595,000

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Well-presented and generously proportioned, this four-bedroom detached home on Meadowvale, Darras Hall, Ponteland occupies a generous plot with private gardens to the front and rear.

The home offers a well-planned arrangement of reception spaces, including a double-aspect living room, versatile snug, separate dining room and conservatory overlooking the garden. A fitted kitchen leads to a useful utility/office space with garage and external access, while four bedrooms and a family bathroom are arranged across the first floor. Outside, the substantial driveway and integral garage provide ample parking, complemented by established gardens and mature boundaries.

Set within the sought-after Darras Hall estate, the home is well placed for the Broadway shopping parade, local cafés and everyday amenities, with Ponteland village offering further shops, restaurants and Waitrose. The area is well served by schools, while Ponteland Leisure Centre, golf and other sporting facilities provide excellent leisure options. Newcastle city centre is readily accessible, with the A696 providing links towards the A1 and Newcastle International Airport.

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The internal accommodation comprises: an entrance hall with wood-effect flooring, access to a convenient WC and the ground-floor rooms, with stairs leading up to the first floor. The double-aspect living room is generously proportioned, with plenty of natural light, polished timber floorboards, large windows with vertical blinds and a fireplace set against a striking dark feature wall. The versatile snug is accessed via sliding doors from the hallway and has wood-effect flooring and a large garden-facing window.

The dining room has wood-effect flooring and a distinctive pendant light, with sliding doors opening into the conservatory. With extensive glazing, a glazed pitched roof and patterned tiled flooring, the conservatory provides a bright additional reception space, with a door opening directly onto the rear garden. The kitchen has painted panelled units, generous worktop space, tiled splashbacks, a dark tiled floor, a built-in double oven, and a gas hob. Beyond the kitchen is a useful utility/office space, offering further flexibility, with internal access to the garage and an additional external door.

Upstairs, there are four generous-sized bedrooms served by a family bathroom. The bathroom has a bath with shower attachment, pedestal wash basin and WC, full-height wall tiling, contrasting grey-effect flooring and a frosted window.

Externally, the property occupies a generous plot with gardens to the front and rear. The front has a substantial driveway providing ample off-road parking and access to the integral garage, with lawn and established hedging. The rear garden is particularly sizeable, with extensive lawn, mature hedging and trees, planted borders, paved seating areas and established planting. The conservatory has direct garden access and views, while mature boundaries provide a good degree of privacy



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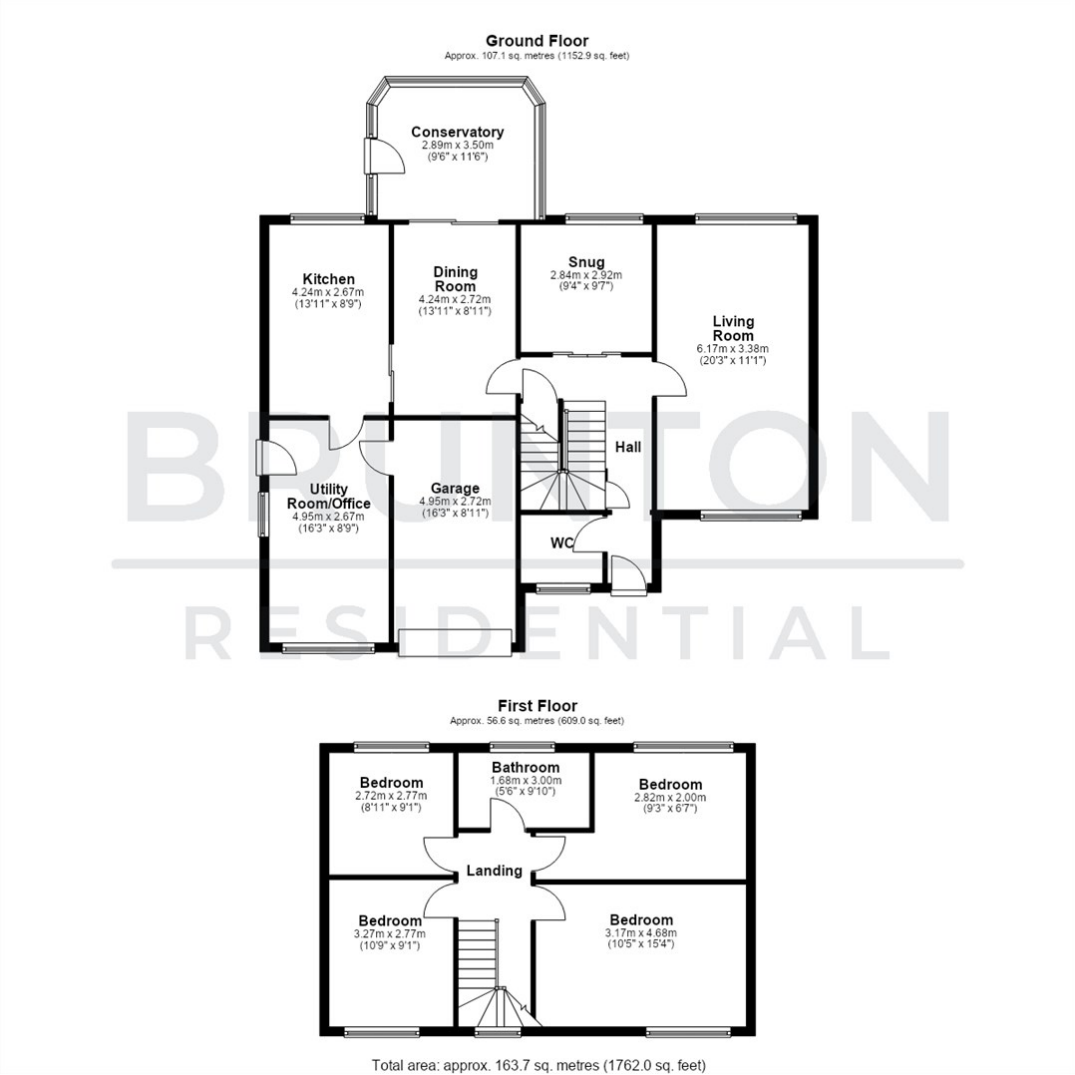
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TENURE :

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : F

EPC RATING :



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			(92 plus) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
Not energy efficient - higher running costs			(1-20) G		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		