BRUNTON

RESIDENTIAL

# WESTERN WAY, PONTELAND, NE20

Price Guide £650,000

AR ELEVATION

E ELEVATION

SIDE ELEVATION (INCLUDING GARAGE)

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Charming three-bedroom detached bungalow, with planning permission granted on Western Way in Darras Hall, set within an impressive quarter-acre plot in one of the area's most sought-after residential locations. The property has benefited from a substantial improvements, including the installation of a new kitchen, full redecoration throughout, new flooring, updated internal doors, and a range of electrical upgrades. The property also benefits from approved planning permission, offering excellent potential for extension or further development, subject to the existing consent.

The accommodation is arranged across a single level and offers well-balanced, light-filled living spaces throughout. The layout includes a spacious living room, a large newly fitted kitchen/dining room, three well-proportioned bedrooms, a well-appointed family bathroom. The property further benefits from expansive mature gardens, a double garage, sun room and off-street parking.

Darras Hall remains highly regarded for its village atmosphere, proximity to Ponteland's amenities and schooling, and excellent road links into Newcastle and the wider region.

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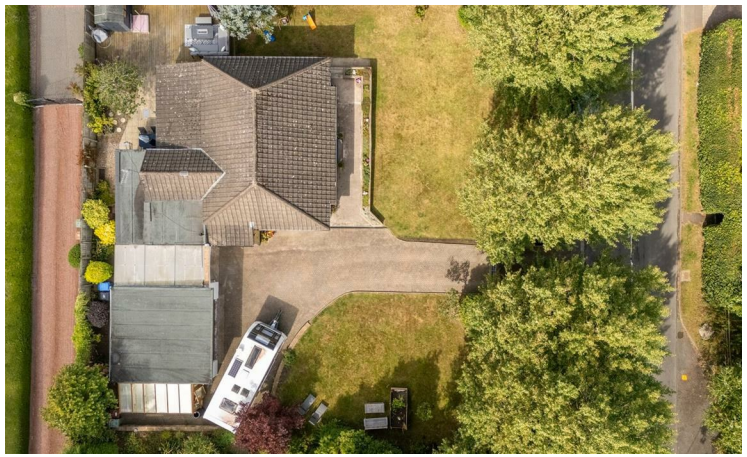

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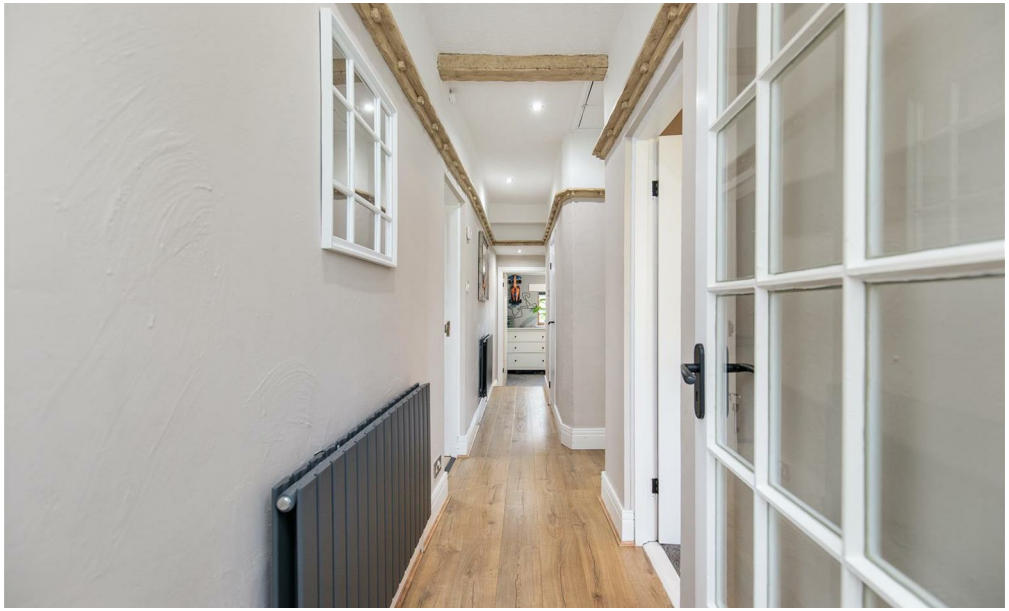
The internal accommodation comprises an entrance vestibule which leads into a central hallway providing access to all principal areas of the home. From the hallway are three well-proportioned bedrooms, two of which are comfortable doubles, along with a well-appointed family bathroom comprising a bath with overhead shower, WC, washbasin and a vanity unit offering useful storage. A further storage cupboard is also located off the hallway.

To the left of the hallway is a generous living room enjoying a bright dual-aspect arrangement, featuring two walk-in bay windows that allow excellent natural light. This space flows through into an open-plan kitchen and dining room. The kitchen is newly installed and well equipped with integral appliances and sleek cabinetry, providing excellent storage and work surface space.

Externally, to the front of the property is a long driveway providing off-street parking for approximately three vehicles, along with access to a double garage. Adjacent to the garage is a bright and airy garden room, offering a versatile additional space that could be used for relaxation, entertaining, or as a home office. The garden extends to the rear and is enclosed by mature hedging, shrubs and trees, providing a good degree of privacy. It is predominantly laid to lawn and offers an attractive and well-proportioned outdoor space.



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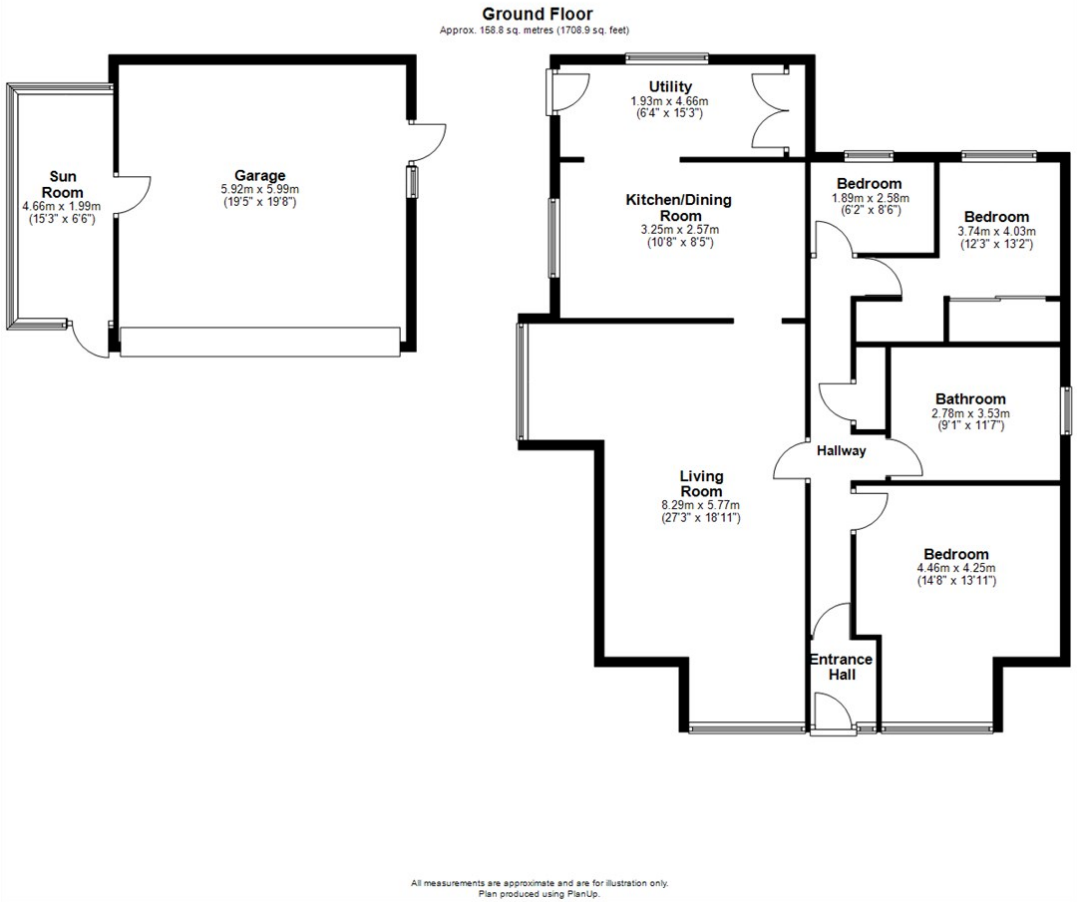
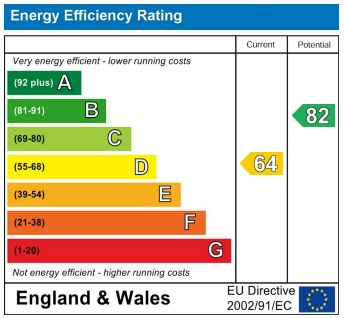
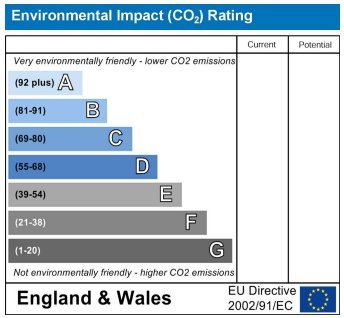
TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : F

EPC RATING : D