



83a Eastern Way

Darras Hall



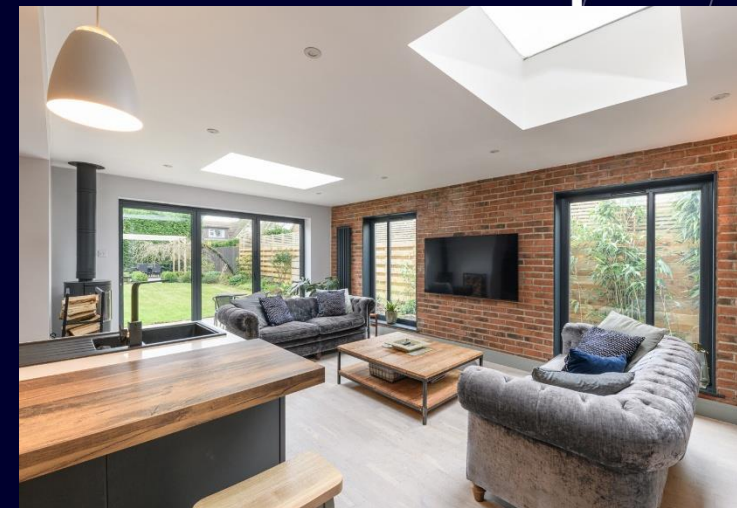
## 83a Eastern Way, Darras Hall, Ponteland, NE20 9RQ

An outstanding detached family home, extensively refurbished and significantly enhanced by the current owners, offering beautifully appointed accommodation and exceptional living space throughout.

Purchased in 2017, the property has undergone a comprehensive refurbishment and thoughtful reconfiguration, resulting in a stylish and highly functional home ideally suited to modern family living. Particular attention has been given to both the quality of finish and the overall flow of accommodation, creating a home that is both elegant and practical.

A striking front extension now provides an impressive entrance porch, seamlessly linking the main house to the double garage and a superb utility room. To the rear, a substantial extension to the kitchen has created a spectacular open plan living and entertaining space, undoubtedly the focal point of the ground floor and perfect for everyday family life.

Internally, the property is presented to an exceptional standard, with tasteful décor, high quality fittings and a light, contemporary feel throughout. The welcoming entrance vestibule opens into a central reception hall, with access to a well-appointed cloakroom WC with shower. The kitchen/breakfasting room is beautifully finished with contrasting cabinetry and integrated appliances, flowing through to a dining area and an impressive family room featuring a corner wood burning stove. A generously sized utility room offers excellent storage and direct access to the garage.





Further ground floor accommodation includes a versatile additional reception room, ideal as a study or family room, and an elegant formal sitting room extending the full depth of the house, complete with a feature stone fireplace and attractive views over the rear garden. To the first floor, the principal bedroom benefits from a dressing room and a stylish ensuite shower room. There are three further well-proportioned double bedrooms, all served by a contemporary family bathroom with separate shower.

Externally, the property occupies a mature plot extending to approximately one third of an acre. The grounds have been thoughtfully landscaped, featuring a substantial driveway providing parking for multiple vehicles, alongside the attached double garage. The rear garden offers a variety of seating areas, including a delightful patio terrace positioned to enjoy afternoon and evening sun during the summer months.

Situated on the popular Eastern Way, the property is ideally located for Ponteland village with its medieval church and village green, as well as offering a good range of local amenities including a Waitrose and newsagents, friendly public houses and cafes, trendy wine bars and bistros, local shops and boutiques, restaurants critically acclaimed for their cuisine, a leisure centre and a variety of sports clubs. There is also a good choice of schools for all ages. Nearby, the city of Newcastle upon Tyne provides more extensive facilities, private and state schooling, a wider choice of shopping outlets and recreational amenities, as well as medical providers. There are also plenty of transport links within a few miles, including the A1 and A69, which lead to other major cities and the motorway; Newcastle Airport is only a 5 minute drive away.

Services | Mains; Electricity, Gas, Water Drainage | Tenure; Freehold | Council Tax; Band G | Energy Performance Certificate; TBC

**Price Guide: Offers Over £995,000**





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