

# BRUNTON

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## RESIDENTIAL



**GREENACRES, PONTELAND, NE20**

Offers Over £425,000

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Spacious two-bedroom detached bungalow occupying a generous mature plot within the highly regarded Darras Hall area of Ponteland. Offering well-balanced accommodation, beautifully maintained gardens and a detached double garage, the property presents an excellent opportunity for those seeking single-storey living in one of Northumberland's most desirable residential locations.

The property features an impressive dual-aspect lounge overlooking the gardens, a versatile snug with bi-fold doors, a spacious kitchen/dining room, and beautifully landscaped wraparound gardens that provide an exceptional degree of privacy. The detached double garage and generous driveway further enhance the practicality and appeal of this wonderful home.

Greenacres is situated within the prestigious Darras Hall estate, just a short distance from the centre of Ponteland, where a wide range of shops, cafés, restaurants and everyday amenities can be found. The area is well served by highly regarded schools and excellent transport links, with Newcastle International Airport and Newcastle city centre both easily accessible.

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The internal accommodation comprises: a welcoming entrance hall providing access to the principal living accommodation. Positioned immediately to the left is a versatile snug, enjoying a large side-facing window and bi-fold doors opening into the impressive dual-aspect lounge. This superb reception room is flooded with natural light through large picture windows overlooking the beautifully maintained rear gardens, whilst sliding patio doors provide direct access outside, creating an excellent space for both everyday living and entertaining. Returning to the entrance hall, the spacious kitchen/dining room is positioned to the rear of the property. The kitchen is fitted with an extensive range of wall and base units, and a range of integrated appliances. The dining area provides ample space for family meals whilst enjoying pleasant views over the rear garden. Adjoining the kitchen is a useful utility room, offering additional storage, space for laundry appliances and external access to the rear of the property. Positioned to the right of the entrance hall is the bedroom accommodation. The principal bedroom is a generous double room benefiting from fitted wardrobes and a contemporary en-suite shower room. Bedroom two is also a comfortable double room overlooking the front aspect. Completing the accommodation is the modern family shower room, fitted with a walk-in shower, wash hand basin and WC.

Externally, the property occupies a generous mature plot with beautifully landscaped wraparound gardens incorporating extensive lawned areas, well-stocked borders, paved patio seating areas and a greenhouse, providing a wonderful setting for outdoor entertaining and gardening. A detached double garage and generous driveway provide excellent off-road parking for a number of vehicles.



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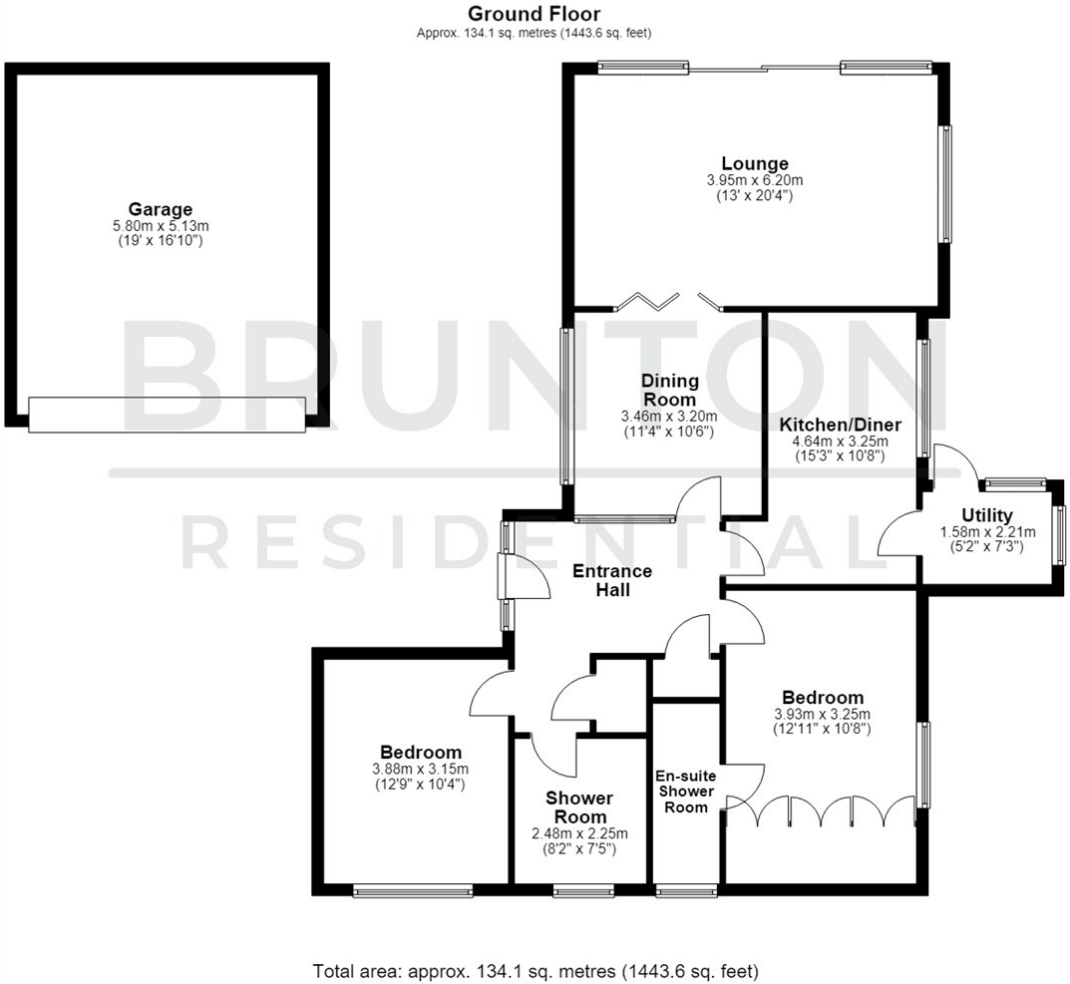
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : E

EPC RATING :



Total area: approx. 134.1 sq. metres (1443.6 sq. feet)



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

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