



*Western Way*

PONTELAND, NE20 9LY

**RMS** | Rook  
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INCORPORATING  
*Fine* LIVING



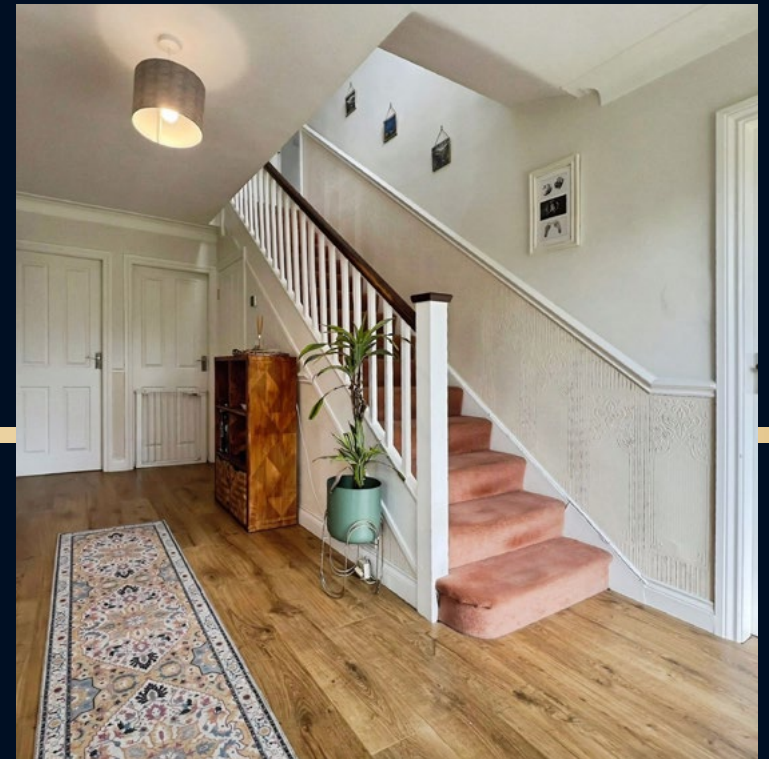


4 BEDROOMS  
3 BATHROOMS  
4 RECEPTION ROOMS

AVAILABLE FOR SALE AT  
**£725,000**

## *Desirable detached property*

This neutrally decorated detached house offers spacious living across a desirable layout, ideally suited for families. Situated in a sought-after location, on the edge of Darras Hall, with access to public transport links and excellent local amenities, the property makes for convenient and comfortable family life.







## *Naturally-lit living room*

The generous accommodation includes three well-proportioned reception rooms. The main living room features large windows drawing in natural light, a fireplace with a living flame gas fire, and a log burner style finish.







## *Seamless dining room & snug*

The dining room, with views toward the garden, connects directly to the kitchen, providing a seamless entertaining space. There is also a welcoming TV snug which opens onto a sun room with direct access to the large west-facing garden, perfectly suited for outdoor gatherings or relaxation among mature trees.



# *Pleasant modern kitchen*

The modern kitchen is equipped with a dining area, utility room, and enjoys abundant natural light with garden outlooks, creating a pleasant place for daily living.







## *Stunning master bedroom*

Four double bedrooms are offered, including a ground floor double bedroom for added flexibility. The master bedroom benefits from built-in wardrobes, ample storage, and an en-suite bathroom with a heated towel rail and en suite shower room.





## *Spacious bedrooms & bathrooms*

The remaining bedrooms also feature built-in wardrobes, and there is an additional shower room on the first floor with a heated towel rail. A third ground floor bathroom provides further convenience.



# *Stunning garden*

The exterior of the property is just as impressive as the interior. The home is nestled within a stunning garden, providing a peaceful and private environment.





# Property Description

## GROUND FLOOR

**Living Room:** 16'01" x 15'01" (into alcove) - 4.90m x 4.59m

**Dining Room:** 12'04" x 12'00" - 3.76m x 3.66m

**Snug:** 12'01" x 12'04" - 3.68m x 3.76m

**Sun Room:** 8'09" x 9'07" - 2.67m x 2.92m

**Kitchen / Diner:** 19'04" (max) x 12'10" (max) - 5.89m x 3.91m

**Utility Room:** 8'09" x 6'00" - 2.67m x 1.83m

**Bedroom:** 10'10" - 9'00" - 3.30m x 2.74m

**Bathroom:** 8'00" x 8'11" - 2.44m x 2.72m

## FIRST FLOOR

**Bedroom:** 14'10" (+wardrobes) x 12'05" (+wardrobes) - 4.52m x 3.78m

**En-suite:** 9'04" x 10'03" - 2.84m x 3.12m

**Bedroom:** 10'11" x 12'07" (+wardrobes) - 3.33m x 3.84m

**Bedroom:** 9'08" x 12'11" (+wardrobes) - 2.95m x 3.94m

**Shower Room:** 10'03" x 8'06" - 3.12m x 2.59m

## PRIMARY SERVICES SUPPLY

**Electricity:** MAINS

**Water:** MAINS

**Sewerage:** MAINS

**Heating:** MAINS GAS

**Broadband:** ADSL

**Mobile Signal Coverage Blackspot:** NO

**Parking:** GARAGE & DRIVEWAY

**Mining:** The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

**Tenure:** Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**Council Tax Band:** F

**EPC Rating:** D

P00007458.SD.SD.15/9/25.V.1



# Floor Plans



GROUND FLOOR



FIRST FLOOR





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		



For more information please contact our branch today via:  
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