



Edge Hill

PONTELAND, NE20 9JQ

ROOK
MATTHEWS
SAYER

Fine LIVING

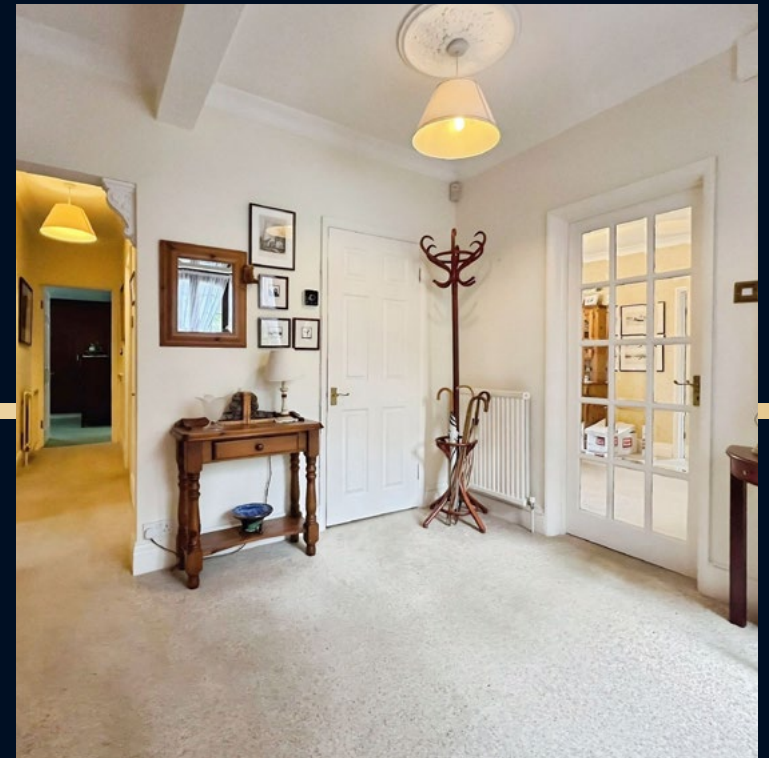


4 BEDROOMS
2 BATHROOMS
3 RECEPTION ROOMS

OFFERS OVER
£650,000

Immaculate detached bungalow

For sale is this neutrally decorated detached bungalow located on Edge Hill, in the heart of Darras Hall. Set in a sought-after area, the property sits on approximately 1/2 acre and offers spacious living ideal for families. Excellent public transport links, nearby schools, and a range of local amenities add to the appeal of this home.





Bright, welcoming living room

This bungalow offers three versatile reception rooms. The formal living room features large windows and a fireplace, ensuring a bright and welcoming space.





Spacious dining & sun rooms

The dining room, with dual aspect windows and direct access to the garden, is perfect for gatherings or family meals. Additionally, the sun room provides more garden access, creating a seamless connection between indoor and outdoor living.

Naturally-lit kitchen

The kitchen is well-appointed with ample natural light, a designated dining space, and access to a utility room, providing both practicality and comfort for daily living.





Spacious, light-filled bedrooms

There are four double bedrooms, including a master bedroom with dual windows, built-in wardrobes, and the benefit of an en-suite shower room. The remaining three bedrooms are also generously proportioned, ensuring ample space for the whole family. A family bathroom serves the additional bedrooms.

Tranquil garden

Outside, there is a large lawn area then a hidden garden, which offers a tranquil retreat, while the detached garage provides additional convenience and secure parking.



Property Description

Living Room:

13'03" x 15'09" - 4.04m x 4.80m

Dining Room:

10'09" x 16'04" - 3.28m x 4.98m

Sun Room:

14'11" x 15'05" - 4.55m x 4.70m

Kitchen:

8'09" x 15'11" - 2.67m x 4.85m

Utility:

3'10" x 7'07" - 1.16m x 2.31m

Bedroom One:

11'10" x 15'10" - 3.61m x 4.83m

En-suite:

4'04" x 9'08" - 1.34m x 2.95m

Bedroom Two:

18'06" x 13'04" - 5.64m x 4.06m

Bedroom Three:

13'02" x 12'05" - 4.01m x 3.78m

Bedroom Four:

8'04" x 12'05" - 2.54m x 3.78m

Bathroom:

6'06" x 7'03" - 1.98m x 2.21m

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: CABLE

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.

Agents Note: If you require any further information on this, please contact us.

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: E

P00007474.SD.SD.30/10/25.V1

Floor Plans





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	52 E	
21-38	F		
1-20	G		



For more information please contact our branch today via:
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