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WESTERN WAY, PONTELAND, NEWCASTLE UPON TYNE, NE20

Offers Over £2,250,000


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Impressive and highly versatile detached family home offering substantial accommodation arranged across three floors, with seven bedrooms in total, multiple reception and living spaces and an exceptional amount of outdoor space. The flexible layout is ideally suited to larger families, those requiring guest accommodation or buyers looking for dedicated home-working, dressing or leisure spaces.

The heart of the home is the impressive L-shaped open-plan kitchen, breakfast, dining and living space, which provides a fantastic sociable environment for modern family life. The combination of multiple aspects, large sliding doors and generous proportions creates a bright and welcoming space with an excellent connection to the extensive rear garden. The numerous en-suites, additional shower room, utility and laundry facilities further enhance the practicality of the accommodation.

Western Way is situated within the highly sought-after Darras Hall, one of the North East's most desirable residential locations. The area is renowned for its spacious homes, attractive green surroundings and excellent family amenities, with Ponteland offering a superb range of shops, cafés, restaurants and everyday conveniences. The property is also well placed for highly regarded schooling, Newcastle city centre, Newcastle International Airport and the A1, making it an excellent choice for families and commuters.

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The internal accommodation comprises: a welcoming entrance hall providing access to a versatile office, a convenient ground-floor shower room, a family room and an impressive L-shaped open-plan kitchen, breakfast, dining and living space. The kitchen/breakfast area benefits from dual aspects, a modern range of fitted wall and base units, integrated appliances and a central island, while large sliding doors provide direct access to the rear garden. The living room enjoys triple aspects, while the dining area also benefits from dual aspects. Off the kitchen is a useful utility, together with a separate laundry and boot room.

To the first floor are five well-proportioned bedrooms, three of which benefit from built-in storage and en-suite facilities. One of these bedrooms also incorporates a useful loft area, providing additional flexibility. A versatile study/dressing area/nursery/laundry room provides further adaptable space, while a well-appointed family bathroom serves the remaining bedroom accommodation.

Stairs lead to the second floor, where two further bedrooms provide excellent additional accommodation. While the second is particularly generous and versatile for many uses. A shower room and useful loft storage complete this floor.

Externally, the property benefits from an extensive driveway providing off-street parking for multiple vehicles. To the rear is a particularly generous and well-maintained garden extending approximately one and a half acres, laid mainly to lawn with paved patio seating areas and enclosed by timber fencing and mature shrubbery with the addition of garage. The garden enjoys an attractive outlook towards a wooded area included with the property, creating a peaceful and private setting with an abundance of greenery.





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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : G

EPC RATING : C



Total area: approx. 503.0 sq. metres (5413.7 sq. feet)





