



Meadowvale | Darras Hall | NE20

£950,000

RMS | Rook
Matthews
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4



2



2

DETACHED FAMILY HOME

SPACIOUS LIVING

OPEN PLAN KITCHEN

FOUR DOUBLE BEDROOMS

EN-SUITE & CLOSET TO PRIMARY

MODERN FAMILY BATHROOM

WEST FACING GARDEN

DOUBLE GARAGE

For any more information regarding the property please contact us today

This detached 4-bedroom house is offered for sale in a quiet cul-de-sac in the sought-after Ponteland area, on the Darras Hall estate. Presented in immaculate condition throughout, the property provides well-planned accommodation suitable for modern family living.

To the rear is a bespoke open-plan family kitchen featuring underfloor heating, a large island with seating, dedicated dining area, a sun room with bi-folding doors into the garden and a separate utility room. This space opens onto the west-facing garden, creating an ideal everyday living and entertaining zone. There is also a formal living room with direct access to the west-facing patio, making the most of afternoon and evening sun.

Upstairs, the principal bedroom includes a Juliet balcony with open views over the fields, an en-suite shower room and a fully fitted walk-in closet. There are three further double bedrooms and a large family bathroom.

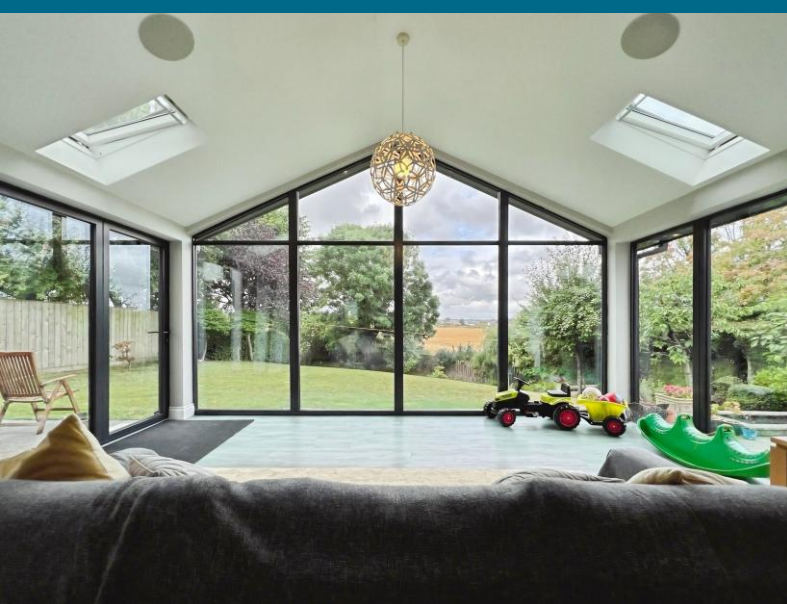
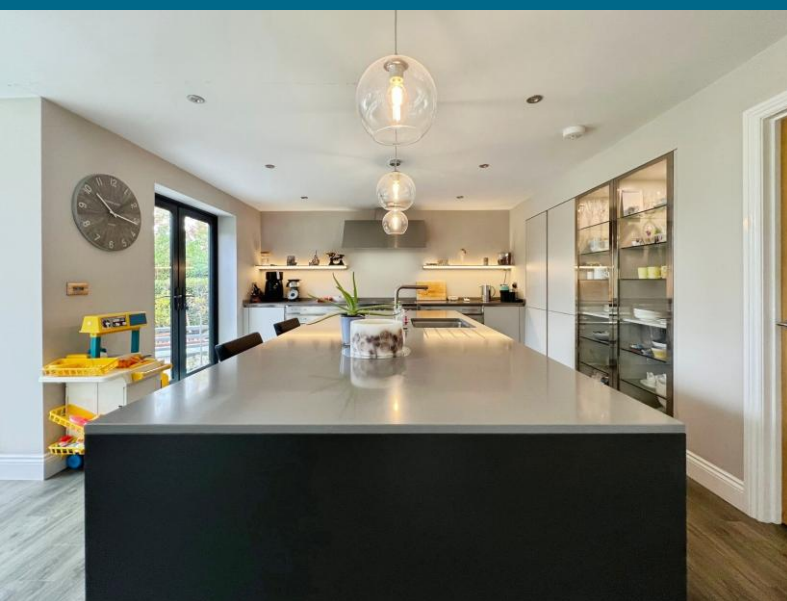
Externally, the property benefits from a double garage with electric up and over doors, a generous driveway and an electric car charger. The west-facing rear garden offers a patio, lawned area and a stream, with open views across adjoining fields, providing a pleasant outdoor setting.

Ponteland and Darras Hall are well regarded for their amenities, including local shops, cafés and restaurants in Ponteland village, as well as popular schools in the wider area. Newcastle city centre is accessible by road in around 25–30 minutes, with Newcastle International Airport approximately a 10–15 minute drive away, offering national and international connections. Rail services from Newcastle Central Station provide routes to Edinburgh, London and other major cities, making this an appealing base for both local and longer-distance travel.

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ponteland@rmsestateagents.co.uk

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Living Room: 22'09" x 12'08" - 6.93m x 3.86m

Family Kitchen: 13'00" x 26'08" - 3.96m x 8.13m

Sun Room: 10'11" x 17'09" - 3.33m x 5.41m

Utility Room: 7'03" x 14'07" - 2.21m x 4.45m

W.C.

Bedroom One: 16'10" x 14'08" (max) - 5.13m x 4.47m

Ensuite: 7'04" x 12'09" - 2.24m x 3.89m

Closet: 4'11" x 12'09" - 1.49m x 3.89m

Bedroom Two: 9'10" x 16'08" - 2.99m x 5.08m

Bedroom Three: 11'08" x 15'05" - 3.56m x 4.70m

Bathroom Four: 10'00" x 15'05" (max) - 3.05m x 4.70m

Bathroom: 6'06" x 12'09" - 1.98m x 3.89m

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre

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: G

EPC RATING: TBC

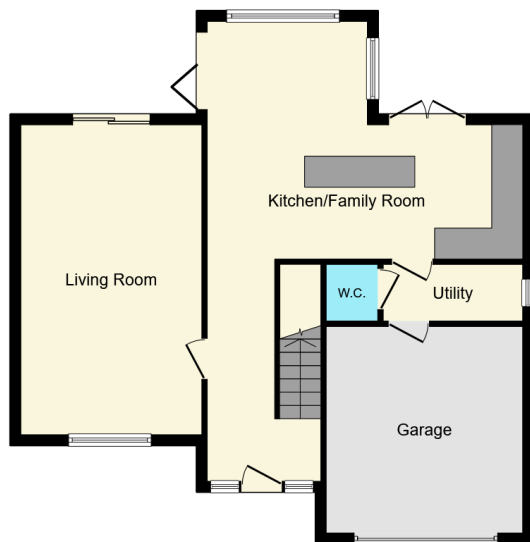
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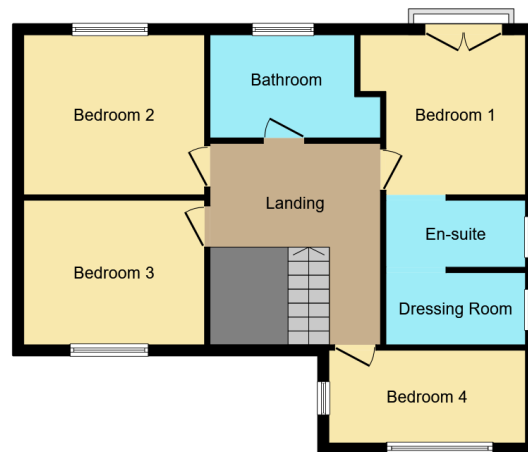
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Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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