

# BRUNTON

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## RESIDENTIAL



**CALLERTON COURT, DARRAS HALL, PONTELAND, NE20**

**Offers Over £680,000**

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Spacious five-bedroom detached bungalow, set on an approximately quarter-acre plot within the highly sought-after location of Callerton Court, Darras Hall, Ponteland. The property enjoys an attractive open aspect with views across surrounding fields, offering a sense of space and privacy in a well-established residential setting.

The accommodation is arranged predominantly over the ground floor, with additional living space to the first floor, and provides generous and flexible accommodation ideal for family living. The layout includes multiple reception areas alongside a well-proportioned kitchen, five bedrooms, and a combination of a bath and shower room, allowing the home to adapt easily to a variety of needs including home working or multi-generational living.

Externally, the property sits within mature gardens that make the most of the plot size and open outlook. Callerton Court is well placed for access to Ponteland village amenities, reputable schooling, and excellent transport links, including road connections to Newcastle city centre and Newcastle International Airport, making this an appealing home for those seeking space, comfort, and a semi-rural feel within a prime location.

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The internal accommodation comprises: Upon entering the property, the front door opens into a welcoming reception hallway, which provides access to a convenient ground-floor cloakroom/WC and a useful storage cupboard. To the right-hand side is a newly fitted kitchen that opens into a dining and family area, creating a sociable and functional space. To the rear of this area is a bright garden room with a lightweight roof, enjoying direct access to the rear garden.

From the main living area, an inner hallway leads to a ground-floor double bedroom or home office (can be used as a sixth bedroom), along with two further well-proportioned double bedrooms and a family shower room, which is presented in very good condition.

Stairs from the hallway rise to the first-floor landing, which gives access to two additional bedrooms, one of which benefits from an en-suite shower room. This level also enjoys attractive views across the surrounding countryside.

Externally, the property features a rendered exterior and benefits from a generous driveway providing off-street parking for several vehicles, which in turn leads to an attached double garage.



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : F

EPC RATING : D



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

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