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EASTERN WAY, DARRAS HALL, PONTELAND, NE20

Offers Over £1,800,000

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Impressive and substantial detached residence offering expansive, high-quality accommodation arranged over two floors, set within one of Darras Hall's most sought-after residential locations. The home is designed for both family living and entertaining, with a wealth of reception space and a strong connection to the surrounding gardens.

The ground floor centres around a striking reception hall with a feature staircase, leading to multiple versatile reception rooms, including a family/sitting room, formal lounge, dining/games room, an office/study and a stunning garden room. A modern kitchen with central island is complemented by a secondary kitchen/utility area and integral double garage. Upstairs, five generous bedrooms are served by four en-suite shower rooms and a luxurious family bathroom, with several bedrooms enjoying walk-in wardrobes or dressing areas. Externally, the property benefits from an expansive driveway and a large, mature rear garden with patio seating areas, creating a private and tranquil setting.

Eastern Way is located within the prestigious Darras Hall estate in Ponteland, an area renowned for its exclusivity, leafy surroundings and excellent lifestyle appeal. Ponteland village offers a range of shops, restaurants, leisure facilities and well-regarded schooling, while excellent transport links provide easy access to Newcastle upon Tyne, Newcastle International Airport and the wider region.

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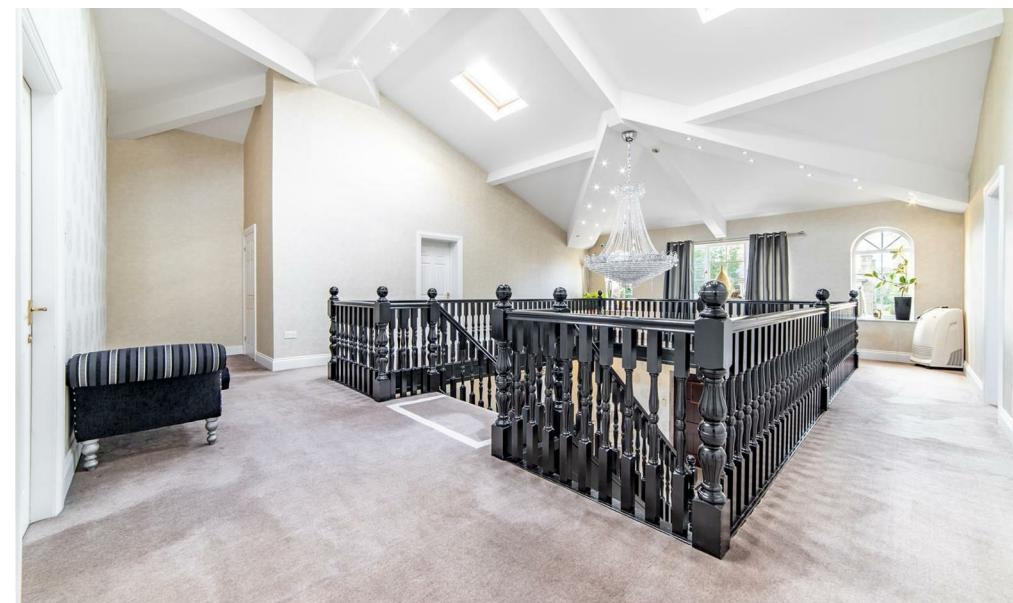
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The internal accommodation comprises: an expansive reception hall with a feature central staircase leading to the first floor, a convenient under-stair WC, along with a useful office/study space. To the left of the hall, a family/sitting room that benefits from dual aspects, as well as bi-fold doors opening onto the adjacent formal lounge, also benefiting from dual aspects, as well as French doors to the rear garden and a further set of French doors which lead to the dining area, which can also be utilised as a further sitting room or games room. This room also benefits from French doors to the rear garden, and a further door leading to the garden room - an incredibly bright space surrounded by windows and leading to the garden. The garden room can also be accessed via the kitchen, which is fitted with modern wall and base units, integrated appliances and a central island. Off the kitchen, a useful utility area/secondary kitchen provides added convenience and gives access to the integral double garage, which enjoys a door to the rear garden.

The galleried landing to the first floor has Velux windows and provides access to five well-proportioned bedrooms, four of which benefit from en-suite facilities, while the remaining bedroom is served by a well-appointed family bathroom, which is generous in size and enjoys a shower, vanity, WC, two heated towel rails and a freestanding bath, illuminated by a Velux window above. Three bedrooms enjoy walk-in wardrobes/dressing areas, and the principal bedroom has built-in wardrobes.

Externally, the property's expansive driveway allows for off-street parking for multiple vehicles, and to the rear, a large garden is surrounded by mature hedges and trees, and has a garden shed and paved patio seating areas, creating a tranquil and private space, ideal for everyday family life and entertainment.



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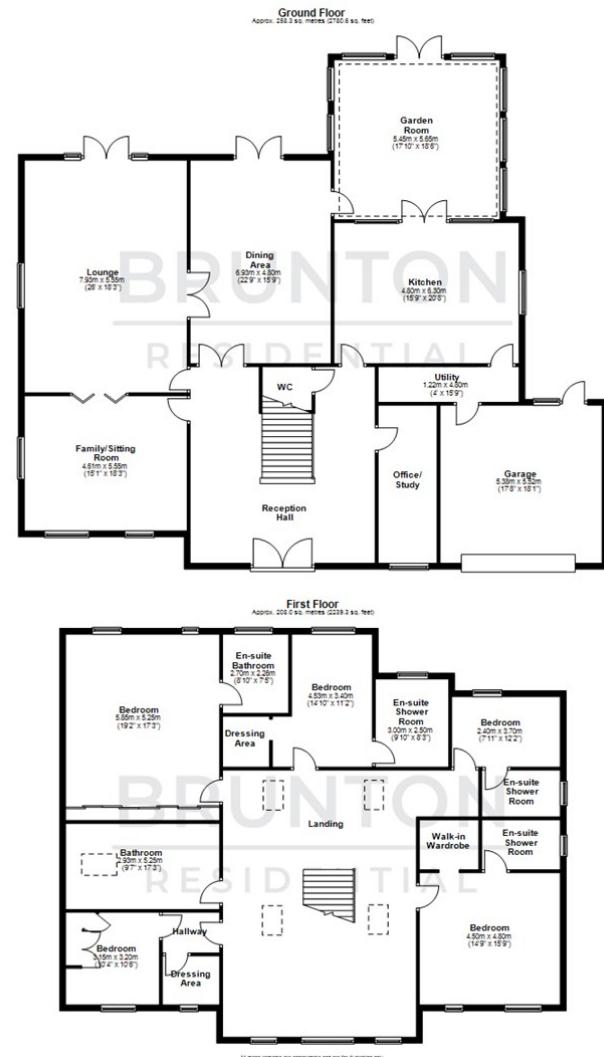
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TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND :

EPC RATING : C



| 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 ₂) Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |