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STONEHAUGH WAY, DARRAS HALL, NE20

Offers Over £1,500,000

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Impressive five-bedroom detached family home on Stonehaugh Way in the highly sought-after residential estate of Darras Hall in Ponteland, offering substantial and versatile accommodation including three reception/living spaces, an impressive kitchen, dining and family room, two en-suites and a walk-in wardrobe. The property is also benefitted by modern smart home integration, while externally there is a double garage, electric gated entrance, private driveway with electric charging points and generous wraparound gardens, adding further appeal to this fantastic home.

The property, which sits on approximately a third of an acre, provides excellent accommodation for modern family life, with a versatile snug/office, generous dual-aspect living room and an outstanding kitchen, dining and family room with central island, integrated appliances, ample furniture space and bi-fold doors opening onto the garden. Five generous double bedrooms are complemented by two en-suites, a spacious principal bedroom with walk-in wardrobe and Juliet balcony, together with a modern family bathroom.

Situated within a cul-de-sac in the highly desirable area of Darras Hall, the property is ideally placed for Ponteland's excellent range of shops, cafés, restaurants, pubs and everyday amenities, together with well-regarded local schools and leisure facilities. Ponteland is surrounded by attractive Northumberland countryside and offers convenient access to Newcastle via the A696, while Newcastle International Airport is also readily accessible. The combination of excellent family accommodation, generous gardens and a coveted Ponteland setting makes this an outstanding family home.

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The internal accommodation comprises: a welcoming entrance hall with stairs rising to the first floor, a useful storage cupboard and a convenient ground-floor WC. To the right is a versatile snug/office benefiting from a dual aspect and French doors opening towards the front of the property. This flexible room could readily be used as an additional reception room, home office or potentially as a further bedroom, subject to the necessary requirements.

Adjacent is a generous dual-aspect living room, providing a bright and comfortable principal reception space with sliding doors. To the rear of the property is the impressive kitchen, dining and family room, creating a superb central hub for modern family life. The kitchen is fitted with a range of contemporary wall and base units, integrated appliances and under-cabinet LED lighting, together with a generous central island providing additional storage and preparation space. There is ample room for dining and family furniture, while sliding doors and bi-fold doors open onto the rear garden, creating an excellent connection between the indoor and outdoor spaces. Off the kitchen, dining and family room is a useful utility area with plumbing for appliances and additional storage, together with access to the double garage. This provides further practicality and excellent storage for family living.

To the first floor are five generous double bedrooms. Two bedrooms benefit from built-in storage, while two have en-suite shower rooms. The principal bedroom benefits from an en-suite shower room and walk-in wardrobe, with both the principal bedroom and a further bedroom enjoying Juliet balconies. The landing also provides access to a useful storage room and a modern family bathroom, fitted with a freestanding bath, vanity unit, separate shower and WC, with Velux windows providing additional natural light.

Externally, the property benefits from an electric gated entrance leading to generous front lawn and driveway providing off-street parking and two charging points for electric vehicles as well as access to the double garage. The gardens wrap around from the front to the rear, with the rear garden featuring a paved patio leading onto a lawned area, creating an excellent setting for outdoor dining, entertaining and family use. Mature shrubs and trees surround the garden, providing a good degree of privacy, with the property not being directly overlooked, while two sheds provide excellent storage options. Both the front and rear gardens benefit from a good amount of sunlight throughout the day.





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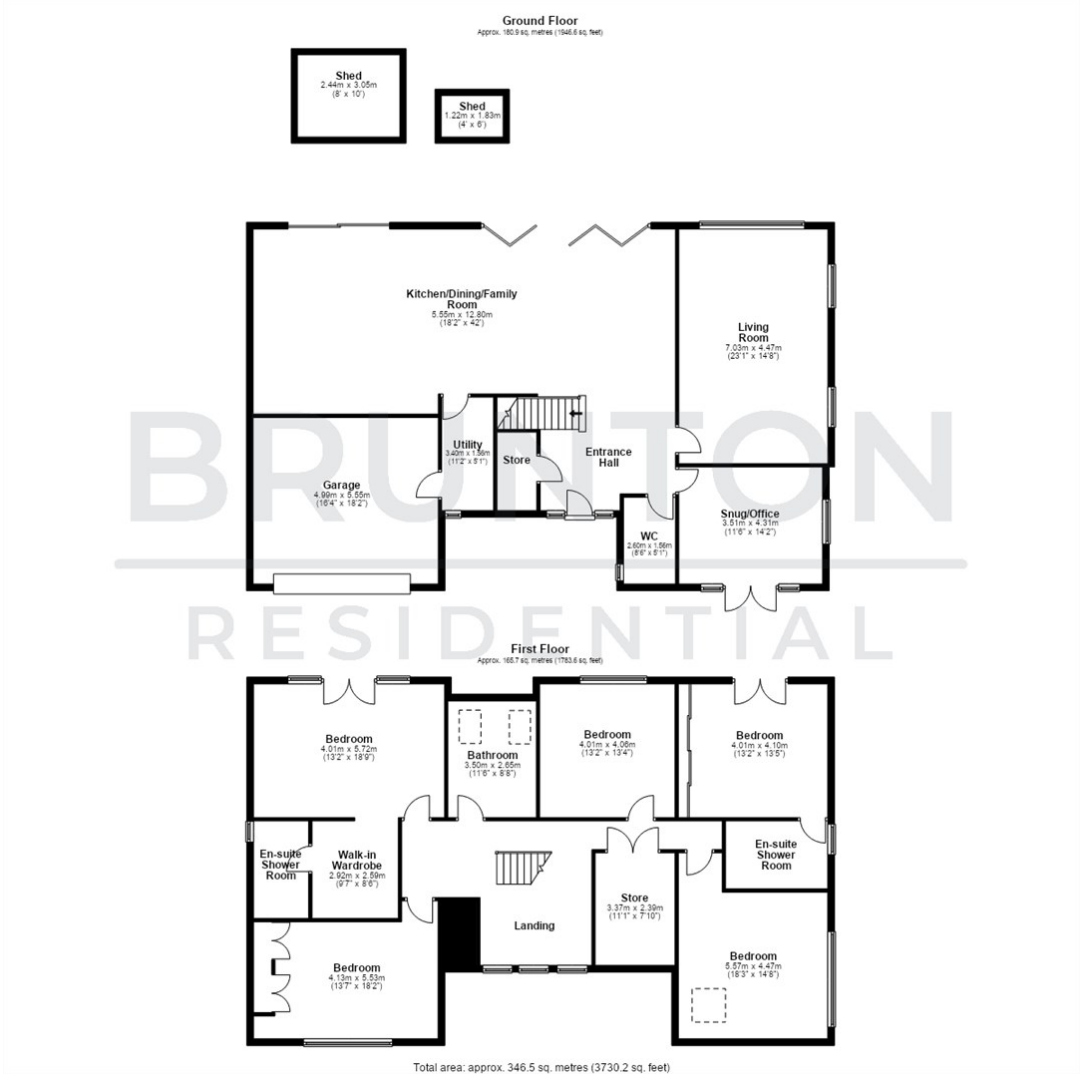
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : F

EPC RATING : B



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