

# BRUNTON

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RESIDENTIAL



**WESTERN WAY, PONTELAND, NE20**

**Offers Over £850,000**

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This substantial and modern four-bedroom detached family home is ideally positioned on the edge of the highly sought-after Darras Hall, on Western Way, Ponteland. The property is presented to an immaculate internal standard throughout and is complemented by extremely well-maintained front and rear gardens, creating an impressive and welcoming family residence.

The internal accommodation briefly comprises three reception rooms including a snug/TV room and a generous lounge with feature fireplace, and an open-plan kitchen, dining and living space fitted with stone work surfaces and integrated Neff appliances. The ground floor also benefits from a utility and boot room, guest WC, a refitted shower room, and a flexible ground-floor bedroom space. To the first floor are four well-proportioned bedrooms, including a principal suite with fitted wardrobes and a refitted en-suite, along with a fully tiled family bathroom. Externally, the property benefits from a garage, a sizeable west-facing lawned garden and off-street parking.

This property is located within easy reach of Ponteland village, reputable schools, and key transport links into Newcastle City Centre and beyond, this is an ideal home for families seeking space, quality, and convenience within a highly desirable residential location.

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The internal accommodation comprises: Porch/lobby which opens into a central entrance hall, featuring a staircase rising to the first floor. To the right-hand side of the hallway is the first of three reception rooms, currently used as a snug or TV room. To the rear of this space is an area arranged as a bedroom, enjoying pleasant views over the rear garden. Located at the rear of the hallway is a recently re-fitted shower room, finished to a very good standard.

Double doors to the left of the hallway open into a generous lounge, which features a window overlooking the front garden, a feature fireplace, and further double doors leading through to the open-plan kitchen, dining, and living space. The kitchen has been refitted to a high standard and is fitted with quality marble work surfaces and integrated Neff appliances. A door to the rear of the kitchen leads into a useful utility and boot room, also refitted with stone work surfaces, which provides access to a convenient ground-floor guest WC and a door opening onto the rear terrace and gardens.

The staircase rises to the first-floor landing, which provides access to four well-proportioned bedrooms. The principal suite is generous in size and benefits from bespoke fitted wardrobes and a refitted en-suite bathroom. The remaining three bedrooms are served by the main family bathroom which, while not recently refitted, is presented to a fair standard and is fully tiled with a four-piece suite.

Externally, the property is approached via a generous block-paved driveway providing ample off-street parking for several vehicles, set alongside a substantial west-facing lawned garden that enjoys plenty of afternoon and evening sun. The driveway extends along the side of the property to a detached double garage, featuring an electronic up-and-over door and useful storage within the eaves. To the rear, the home boasts a beautifully enclosed garden, mainly laid to lawn and bordered by mature hedging for a high degree of privacy. A block-paved seating terrace offers the perfect space for outdoor dining and entertaining, while a central pathway leads through the garden to a charming summer house, an ideal retreat for relaxing, working from home, or enjoying the warmer months.



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : G

EPC RATING :



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		