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EASTERN WAY, DARRAS HALL, PONTELAND, NE20

£6,500 Per Month

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£6,500PCM - Available now - within the prestigious area of Darras Hall, this impressive four-bedroom detached residence offers substantial family accommodation, contemporary open-plan living and beautifully versatile reception space throughout. Finished to a high standard and available part furnished, the property is perfectly suited to modern family lifestyles, combining elegant presentation with excellent practicality.

The accommodation has been thoughtfully arranged to create a superb balance between formal and informal living areas. At the heart of the home is a spacious open-plan kitchen, dining and living area designed for both entertaining and everyday family life, while additional reception rooms provide excellent flexibility for home working, relaxing or guest accommodation. Four well-proportioned bedrooms, including two en-suite facilities, further enhance the comfort and functionality of this exceptional home.

Eastern Way enjoys a highly desirable position within Darras Hall, offering excellent access to local amenities, well-regarded schools, transport links and nearby Ponteland village. The area remains one of the region's most sought-after residential locations, renowned for its spacious homes, greenery and convenient access into Newcastle and beyond.

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The internal accommodation comprises: an entrance hall providing access to the principal ground-floor living spaces. Positioned to the left-hand side is a versatile reception room, ideal for use as a home office, snug or additional sitting room. Beyond this is a convenient ground-floor WC. To the rear of the property is an impressive open-plan kitchen, dining and living space forming the heart of the home. The kitchen flows naturally into the dining area and onward into a relaxed living space, creating an ideal environment for both entertaining and everyday family living. To the opposite side of the entrance hall is a further reception room, offering additional flexibility for formal living or family use.

To the first floor, the landing provides access to four well-proportioned bedrooms, including two that benefit from en-suite facilities. The remaining bedrooms are served by a well-appointed family bathroom, completing the accommodation.

Externally, the property enjoys a desirable position within Darras Hall and is offered to the market on a part-furnished basis.



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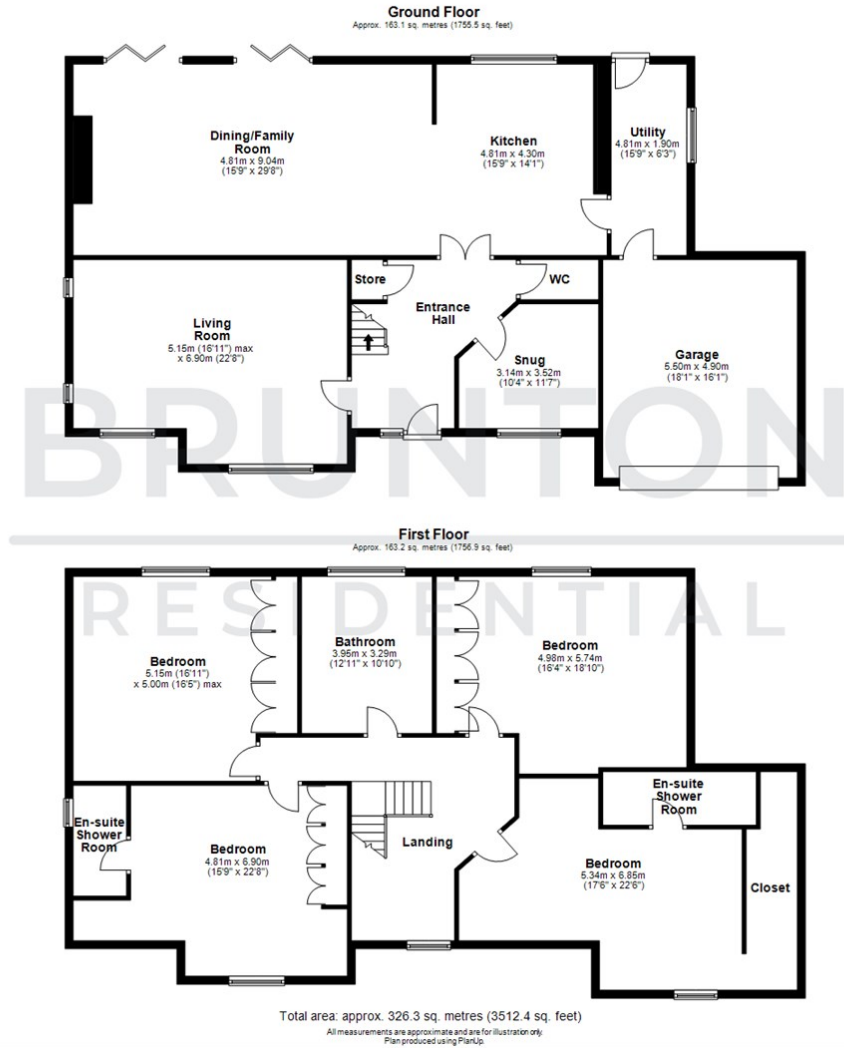
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TENURE :

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : G

EPC RATING : B



| 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 | | | |
| | | 82 | 84 |
| 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 | |