



Middle Drive

Darras Hall, Ponteland

On offer is a neutrally decorated, detached bungalow that is currently listed for sale. This remarkable property comprises two well-proportioned reception rooms, a generously sized kitchen, two double bedrooms and all sitting on a 1/3 acre of land with a South facing lawn.

Offers Over **£495,000**

01661 860 228
Ash House, Bell Villas, Ponteland, NE20 9BE

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
ponteland@rmsestateagents.co.uk



Middle Drive

Darras Hall, Ponteland

PROPERTY DESCRIPTION

The main reception room is a truly inviting space, bathed in natural light and featuring an open fire that adds an irresistible touch of charm. The second reception room is a delightful conservatory, creating a perfect setting for relaxation or informal gatherings. The extended kitchen boasts Shaker style units, a vaulted ceiling, in the dining area, that enhances the sense of space, and a spacious utility room for added convenience. Natural light floods the room, and there is direct access to the garden, providing an effortless indoor-outdoor flow.

The master bedroom is a spacious sanctuary, complete with built-in wardrobes and a large bay window that ensures an abundance of light. The second bedroom also benefits from a bay window, adding character and additional light. The home's modern bathroom includes heated floors and a heated towel rail for that touch of luxury, along with a contemporary shower room.

The property's exterior is equally impressive, boasting approximately 1/3 acre of land with a south-facing garden. This outdoor space is beautifully maintained, featuring mature planting and trees that contribute to a sense of tranquillity and privacy.

Located in a sought-after location, the property enjoys proximity to public transport links, local amenities and green spaces, making it as convenient as it is charming. With its unique features, such as the fireplace and the extended kitchen, this bungalow is a wonderful blend of comfort, style and functionality.

Living Room: 21'01" x 13'00" - 6.43m x 3.96m

Kitchen: 15'06" x 10'03" - 4.72m x 3.12m

Dining Room: 14'05" x 10'03" - 4.39 x 3.12m

Conservatory.

Utility Room.

Bedroom One: 17'01" - (into bay) x 12'11" - 5.21m x 3.94m

Bedroom Two: 13'07" (into bay) x 11'01" - 4.15m x 3.38m

Shower Room: 9'03" x 7'07" - 2.82m x 2.31m

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: E

EPC RATING: TBC

P00007350.SD.SD.10/4/25.V.1





Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

