



Clovelly Place | Ponteland | NE20 9JD

# Auction Guide Price: £450,000

For Sale by Auction: Option 2. 28th August 2025 10:00am - Bidding opens 24 hours prior

For sale via auction is this neutrally decorated, semi-detached house situated on a private road in the heart of Darras Hall. The property boasts a large private garden and benefits from four / five bedrooms, ample living space, driveway and garage for parking.

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SAYER





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2

SEMI DETACHED

SPACIOUS LIVING

FIVE BEDROOMS

PRIMARY WITH EN-SUITE

PRIVATE GARDEN

DRIVEWAY AND GARAGE

FREEHOLD

FOR SALE VIA AUCTION: OPTION 2.  
28<sup>TH</sup> AUGUST 2025 10AM

For any more information regarding the property please contact us today

The house offers spacious accommodation across two floors. The ground floor comprises two reception rooms. The main reception room is a generous space, filled with natural light from a large window and offers garden views to the front. It's semi-open plan to the dining area, creating a great flow to the room. The second reception room can be used according to your needs, perhaps as a study or playroom or bedroom five.

The kitchen is well-designed with ample dining space. It's flooded with natural light and features a handy utility area. From here, you can access the beautiful garden, perfect for summer barbecues or autumnal al fresco dining. The ground floor also accommodates a full bathroom and spacious double bedroom.

Upstairs, you'll find three bedrooms. The master bedroom is a real highlight with its own en-suite shower and walk-in closet. It also has space for a home office - perfect for those who work from home. The second is a spacious double with fitted wardrobes and access to the loft area for storage or further development and a single bedroom completes the sleeping quarters.

The house is very conveniently located close to local shops and good public transport links. It also falls within the catchment area of excellent local schools. This property is ideal for families looking for a comfortable and spacious home in a fantastic location. The council tax band for this property is F.

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#### GROUND FLOOR:

**Living Room: 13'05" x 20'06" - 4.09m x 6.25m**

**Dining Room: 9'04" x 8'11" - 2.84m x 2.72m**

**Kitchen: 7'04" (+storage cupboards) x 20'06" (max) - 2.24m x 6.25m**

**Bedroom: 12'11" x 11'11" - 3.94m x 3.63m**

**Bedroom/Reception Room: 13'01" (+storage) x 11'11" - 3.99m x 3.63m**

**Bathroom: 9'09" x 8'02" - 2.97m x 2.48m**

#### FIRST FLOOR

**Bedroom: 16'05" x 10'00" - 5.00m x 3.05m**

**Walk-in Closet: 4'08" (+wardrobes) x 7'04" - 1.49m x 2.24m**

**En-suite: 7'05" (max) x 9'09" - 2.26m x 2.97m**

**Home Office: 16'05" x 8'04" - 5.00m x 2.54m**

**Bedroom: 13'06" x 11'09" (max) - 4.12m x 3.58m**

**Bedroom: 13'03" x 8'00" (max) - 4.04m x 2.44m**

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: No

Parking: Garage/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: F

#### EPC RATING: TBC

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**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.



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