



Western Way

PONTELAND, NE20 9LY

ROOK
MATTHEWS
SAYER

Fine LIVING

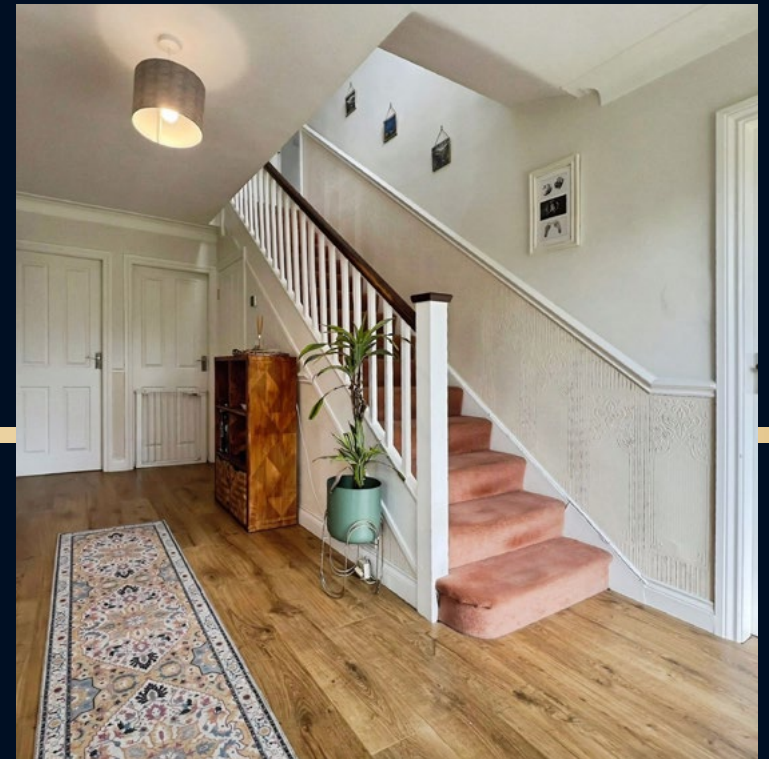


4 BEDROOMS
3 BATHROOMS
4 RECEPTION ROOMS

AVAILABLE FOR SALE AT
£750,000

Desirable detached property

This neutrally decorated detached house offers spacious living across a desirable layout, ideally suited for families. Situated in a sought-after location, on the edge of Darras Hall, with access to public transport links and excellent local amenities, the property makes for convenient and comfortable family life.



Naturally-lit living room

The generous accommodation includes three well-proportioned reception rooms. The main living room features large windows drawing in natural light, a fireplace with a living flame gas fire, and a log burner style finish.





Seamless dining room & snug

The dining room, with views toward the garden, connects directly to the kitchen, providing a seamless entertaining space. There is also a welcoming TV snug which opens onto a sun room with direct access to the large west-facing garden, perfectly suited for outdoor gatherings or relaxation among mature trees.

Pleasant modern kitchen

The modern kitchen is equipped with a dining area, utility room, and enjoys abundant natural light with garden outlooks, creating a pleasant place for daily living.





Stunning master bedroom

Four double bedrooms are offered, including a ground floor double bedroom for added flexibility. The master bedroom benefits from built-in wardrobes, ample storage, and an en-suite bathroom with a heated towel rail and en suite shower room.



Spacious bedrooms & bathrooms

The remaining bedrooms also feature built-in wardrobes, and there is an additional shower room on the first floor with a heated towel rail. A third ground floor bathroom provides further convenience.

Stunning garden

The exterior of the property is just as impressive as the interior. The home is nestled within a stunning garden, providing a peaceful and private environment.



Property Description

GROUND FLOOR

Living Room: 16'01" x 15'01" (into alcove) - 4.90m x 4.59m

Dining Room: 12'04" x 12'00" - 3.76m x 3.66m

Snug: 12'01" x 12'04" - 3.68m x 3.76m

Sun Room: 8'09" x 9'07" - 2.67m x 2.92m

Kitchen / Diner: 19'04" (max) x 12'10" (max) - 5.89m x 3.91m

Utility Room: 8'09" x 6'00" - 2.67m x 1.83m

Bedroom: 10'10" - 9'00" - 3.30m x 2.74m

Bathroom: 8'00" x 8'11" - 2.44m x 2.72m

FIRST FLOOR

Bedroom: 14'10" (+wardrobes) x 12'05" (+wardrobes) - 4.52m x 3.78m

En-suite: 9'04" x 10'03" - 2.84m x 3.12m

Bedroom: 10'11" x 12'07" (+wardrobes) - 3.33m x 3.84m

Bedroom: 9'08" x 12'11" (+wardrobes) - 2.95m x 3.94m

Shower Room: 10'03" x 8'06" - 3.12m x 2.59m

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: ADSL

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: D

P00007458.SD.SD.15/9/25.V.1

Floor Plans



GROUND FLOOR



FIRST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



For more information please contact our branch today via:
T: 01661 860228 ponteland@rmsestateagents.co.uk

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