



Clovelly Place | Ponteland | NE20 9JD

**Auction Guide Price: £425,000**

For Sale by Auction: Option 2. 11<sup>th</sup> December 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.

ROOK  
MATTHEWS  
SAYER





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2



2

**SEMI DETACHED**

**FIVE BEDROOMS**

**PRIVATE GARDEN**

**FREEHOLD**

**SPACIOUS LIVING**

**PRIMARY WITH EN-SUITE**

**DRIVEWAY AND GARAGE**

**FOR SALE VIA AUCTION:  
OPTION 2. 30<sup>TH</sup> OCTOBER  
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.

**T: 01661 860228**

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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: D

P00007379.SD.SD.21/5/25.V.1



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Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	64 D
39-54	E		
21-38	F		
1-20	G		

**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



**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.