



Beech Court

DARRAS HALL, NE20 9NE

RMS | Rook
Matthews
Sayer

INCORPORATING
Fine LIVING



5 BEDROOMS
2 BATHROOMS
2 RECEPTION ROOMS

ASKING PRICE OF
£825,000

- Detached Family Home
- Spacious Living
- Modern Finish Throughout
- Generous Family Room
- Five Bedrooms
- Two Bathrooms
- Gated Access
- Open Views

Immaculate detached property

This immaculate five-bedroom detached house is offered to the sales market in the sought-after Darras Hall estate in Ponteland, Newcastle upon Tyne. Set behind electric gates with ample parking, the property enjoys open views to the front and a private garden to the rear. Ponteland offers reputable schools, local amenities, cafés and restaurants, as well as nearby green spaces such as Ponteland Park and walks along the River Pont. Newcastle City Centre is accessible via regular bus services, while Newcastle International Airport and wider regional connections are a short drive away. This home will particularly appeal to families seeking space with convenient access to local facilities.



Spacious light-filled living room

The property features two spacious reception areas, including a generous family room with vaulted ceiling, floor to ceiling glazing and garden access, and a formal living room with fireplace and a generous picture window.



Modern open-plan kitchen

The open-plan kitchen is a key feature, incorporating a kitchen island, marble countertops, generous dining space and excellent natural light. French doors lead directly to the rear garden, and a separate utility room provides additional practicality.





Standout master bedroom

The 28ft master bedroom includes a dressing area, en-suite with rain shower, heated floors and heated towel rail, and benefits from open views to the front.



Luxurious bedrooms & bathroom

Four further double bedrooms include one ground-floor room with built-in wardrobes, currently used as a home office, plus additional doubles with large windows, garden views and fitted storage. The fully refurbished family bathroom offers a free-standing bath, rain shower, heated floors and heated towel rail.

Impressive garden

The exterior of the property is just as impressive as the interior, with a large, tranquil garden, providing a peaceful and private environment.



Property Description

GROUND FLOOR

Living Room:

22'11" x 12'04" (into alcove) - 6.68m x 3.76m

Family Room: 13'10" x 21'11" - 4.22m x 6.68m

Kitchen: 12'04" x 31'07" - 3.76m x 9.62m

Utility Room: 7'11" x 12'09" - 2.41m x 3.89m

Bedroom Five / Home Office:

17'00" (+wardrobes) x 7'06" - 5.18m x 2.29m

W.C.

FIRST FLOOR

Bedroom One:

28'03" (max) x 12'08" - 8.61m x 3.86m

En-suite: 10'01" x 6'03" - 3.07m x 1.91m

Bedroom Two:

10'03" x 15'08" - 3.12m x 4.78m

Bedroom Three:

10'03" x 14'08" - 3.12m x 4.47m

Bedroom Four:

11'05" x 10'05" (+wardrobes) - 3.48m x 3.18m

Bathroom: 9'11" x 10'08" - 3.02m x 3.25m

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: GARAGE/DRIVEWAY

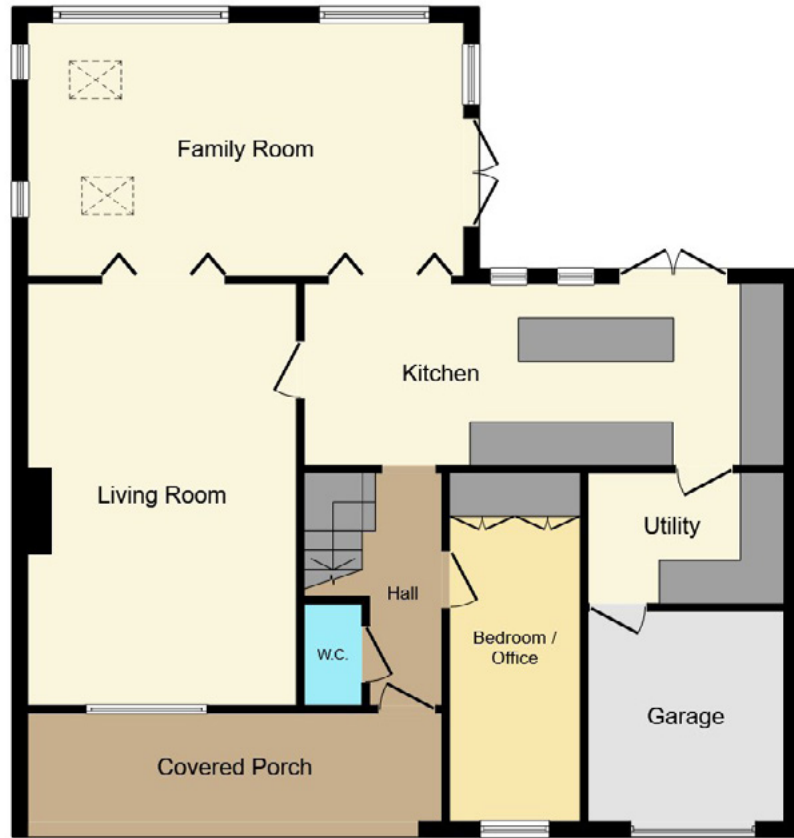
Mining: The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

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.

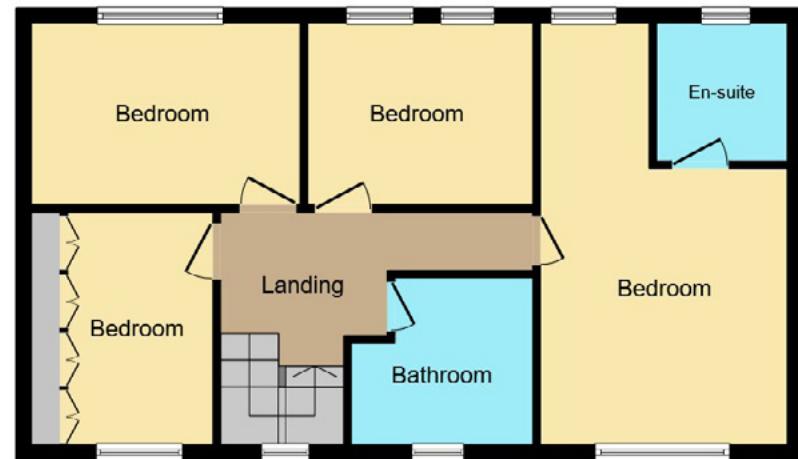
Council Tax Band: F

EPC Rating: C

P00007622.SD.SD.21/4/26.V1



GROUND FLOOR



FIRST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



For more information please contact our branch today via:
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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.