



Eastern Way | Darras Hall | NE20

£775,000 Offers Over

This detached family house combines well-planned internal space, a substantial plot and convenient access to local facilities in a desirable village setting.

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DETACHED FAMILY HOME

IMMACULATE CONDITION

FOUR RECEPTION ROOMS

MODERN DINING KITCHEN

FOUR GENEROUS BEDROOMS

ENSUITE TO PRIMARY

¼ ACRE PLOT

DOUBLE GARAGE

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

This immaculate four-bedroom detached house is offered for sale in the sought-after Darras Hall, Ponteland, on the outskirts of Newcastle upon Tyne. Occupying a generous quarter-acre plot with a double garage, the property provides versatile family accommodation including three reception rooms, a home office and a ground floor W.C.

A formal living room with large windows and a fireplace leads through to a separate dining room, which in turn provides access to a sun room with solid roof and views over the garden. The modern kitchen features high gloss units, marble countertops, a breakfast area and excellent natural light, with a separate utility room and internal access to the garage.

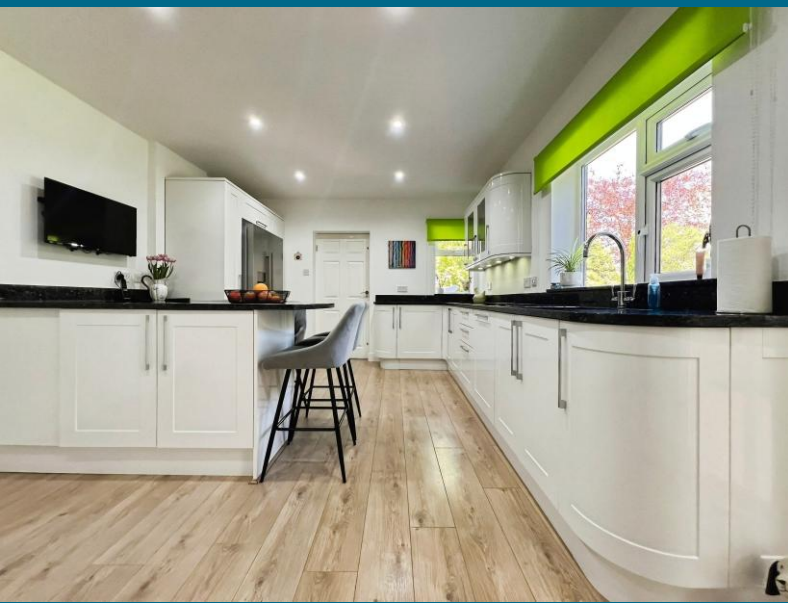
Upstairs, the master bedroom enjoys garden views, built-in wardrobes and an en-suite shower room. Three further double bedrooms all benefit from built-in wardrobes. There is a family bathroom with natural light, and a balcony adds an attractive additional outdoor space.

Ponteland is well served by local amenities including shops, cafés and restaurants around the village centre, as well as nearby parks and riverside walks. The area is popular with families due to its nearby schools. Regular bus services connect Ponteland with Newcastle city centre, while Newcastle International Airport and the Metro network are accessible by a short drive, providing onward rail connections to destinations such as Edinburgh, York and London.

T: 01661 860 228

ponteland@rmsestateagents.co.uk

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Living Room: 14'08" x 20'11" - 4.47m x 6.38m

Dining Room: 12'00" x 14'00" - 3.66m x 4.27m

Sun Room: 10'06" x 17'07" - 3.20m x 5.36m

Kitchen: 11'10" x 18'11" - 3.61m x 5.77m

Utility Room: 11'01" x 7'04" - 3.38m x 2.24m

Home Office: 8'08" x 13'07" (max) - 2.64m x 4.15m

W.C.

Bedroom One: 12'02" x 14'02" (+walk in closet) - 3.71m x 4.32m

Ensuite: 8'00" x 5'05" - 2.44m x 1.65m

Bedroom Two: 12'02" x 13'01" - 3.71m x 3.99m

Bedroom Three: 11'01" (+wardrobe) x 12'09" - 3.38m x 3.89m

Bedroom Four: 11'01" (+wardrobe) x 7'11" - 3.38m x 2.41m

Bathroom: 8'08" x 9'11" - 2.64m x 3.02m

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Double 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: G

EPC RATING: TBC

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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

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