



The Rise | Darras Hall | NE20

£625,000

For sale: a three-bedroom detached bungalow located on The Rise, Darras Hall, Ponteland. Neutrally decorated throughout, this property offers a practical single-storey layout with an emphasis on open-plan living and generous outside space.

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DETACHED BUNGALOW

SPACIOUS OPEN PLAN LIVING

MODERN KITCHEN WITH ISLAND

THREE DOUBLE BEDROOMS

GENEROUS PLOT

WEST FACING LAWN

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

The heart of the home is the open plan living kitchen, which features a large island and dark green shaker-style units, providing extensive preparation and storage space.

This area flows into the main reception room, where a log burner creates an attractive focal point and a comfortable space for everyday living and dining.

There are three double bedrooms, offering flexible accommodation for families, visiting guests or home working. The property includes a well-sized bathroom, separate W.C and a home office. The EPC rating is a D, along with Council Tax band E.

Externally, the bungalow sits on a large plot with a west-facing garden, ideal for enjoying afternoon and evening sun. A long driveway provides ample off-street parking.

Ponteland is well regarded for its village-style centre, which offers a selection of shops, cafés, restaurants and essential services. The area is served by regular bus routes into Newcastle upon Tyne and surrounding areas, and Newcastle International Airport is within easy driving distance, providing national and international connections. Local schools in and around Ponteland are well established, making this a practical location for those seeking access to educational facilities. Nearby green spaces and riverside walks add to the appeal of the setting for leisure and daily exercise.

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Kitchen / Living Room:
21'01" (max) x 23'10" (max) - 6.43m x 7.26m

Utility:
5'11" x 6'11" - 1.80m x 2.11m

Office:
6'01" x 10'03" - 1.85m x 3.12m

Bedroom One:
12'03" x 14'01" - 3.73m x 4.29m

Bedroom Two:
12'03" x 10'01" - 3.73m x 3.07m

Bedroom Three:
8'09" x 10'03" - 2.67m x 3.12m

Bathroom:
5'06" x 6'06" - 1.68m x 1.98m

W.C:
3'03" x 6'06" - 1m x 1.98m

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Cable
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: E

EPC RATING: D

P00007492.SD.SD.27/7/26.V.1





Floor Plan

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		