

BRUNTON

RESIDENTIAL

T. 01661 679002
E. ponteland@bruntonresidential.c
A. 1 Main Street, NE20 9NH
W. bruntonresidential.com



Middle Drive, Ponteland, NE20 9DW

£850,000

STUNNING DETACHED HOME - CUL DE SAC LOCATION - FANTASTIC GARDEN AREAS
Brunton Residential are delighted to offer for sale this fantastic detached home tucked away in a quiet cul-de-sac off Middle Drive within the popular Darras Hall Estate in Ponteland. This four bedroom home has some excellent features throughout and is encased in mature, wrap around gardens.

An entrance veranda has a multitude of feature pillars with a centralised entrance door leading to the hall. The hall has an entrance cupboard and a WC with luxury travertine tiling which runs throughout the ground floor, a custom oak staircase leads to the first floor. One either side of the hallway is the lounge and kitchen area. The main lounge has windows to the front and rear with a feature place, marble effect pillars and French doors overlooking the rear gardens. The kitchen area has a range of wall and floor units with coordinated granite work surfaces, there is plenty of space for formal and informal dining while an open plan utility space with sink leads to second utility room with an open plan to the garage. Linking the lounge, kitchen and garden together is the sun lounge, this fantastic room has a fully curved rear glass wall with windows which offer a perfect vista over all of the garden areas.

The first floor provides four fantastic ensuite shower rooms, each boast travertine tiles, feature oval baths and walk in shower cubicles. From the master and second bedroom are doors accessing a fantastic balcony overlooking the rear gardens. Externally there is a gated driveway providing off street parking and access to the double garage. The property is surrounded in a range garden spaces which offer both relaxation and storage areas, to the rear is a retaining wall with central stair access to a lawned area with planted sections and a mixture of fenced & tree lined boundaries. Immediately outside the property are featureful paved areas with pathway access to the front of the property.

ON THE GROUND FLOOR

Door to:

Hallway

17'5" x 20'0" (5.30m x 6.10m)

Lounge

27'7" x 17'10" (8.40m x 5.44m)

WC

Kitchen

20'4" x 13'6" (6.20m x 4.11m)

Utility

6'10" x 9'10" (2.09m x 3.00m)

Sun Room

13'11" x 33'10" (4.23m x 10.31m)

Garage

17'7" x 18'4" (5.36 x 5.59)

ON THE FIRST FLOOR

Landing

Bedroom

15'3" x 19'8" (4.65m x 5.99m)

En-suite

9'7" x 7'0" (2.93m x 2.13m)

Bedroom

12'0" x 10'6" (3.65m x 3.20m)

En-suite

10'1" x 9'3" (3.07m x 2.81m)

Bedroom

15'3" x 16'10" (4.65m x 5.13m)

En-suite

8'10" x 8'11" (2.68m x 2.73m)

Bedroom

12'4" x 14'4" (3.77m x 4.37m)

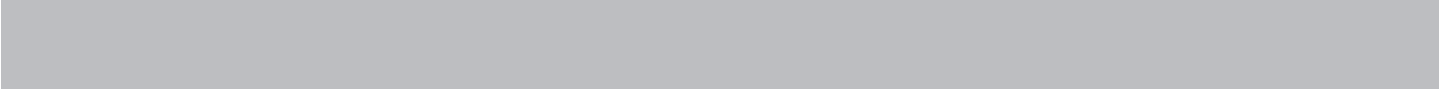
En-suite

11'0" x 4'10" (3.35m x 1.48m)


Balcony

Disclaimer

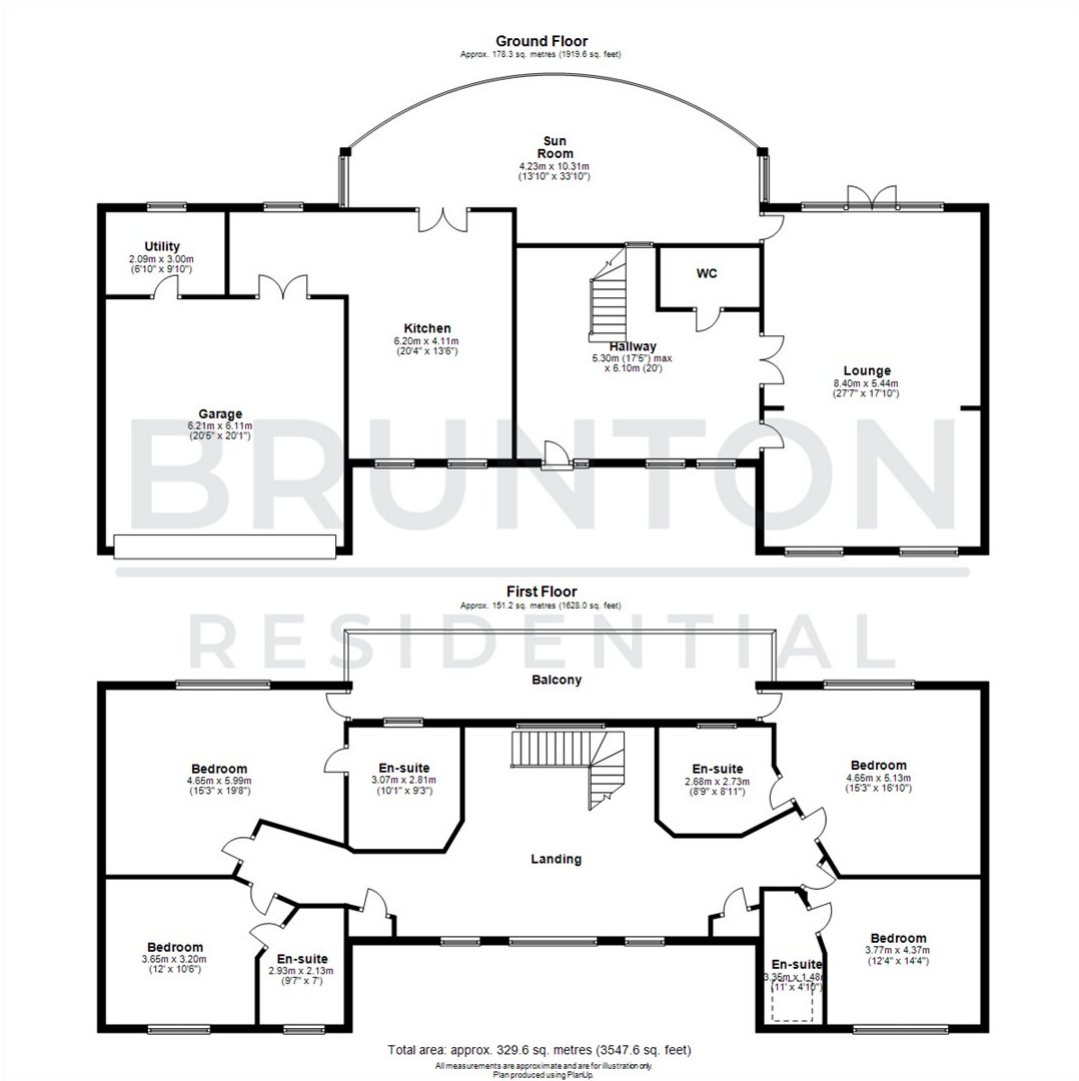
The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building



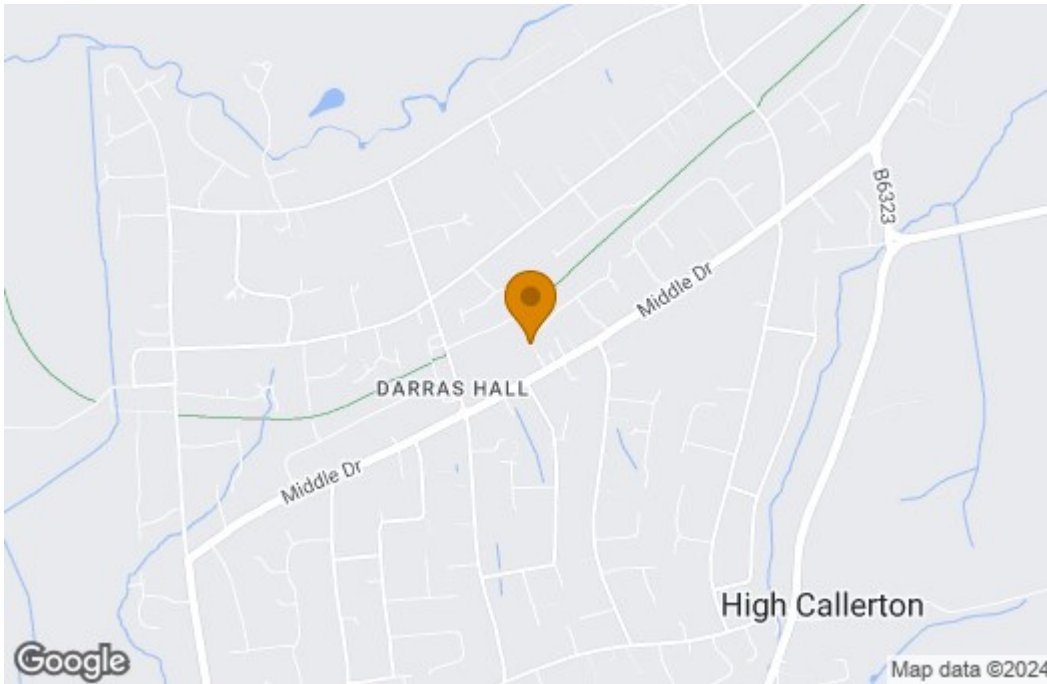
regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.



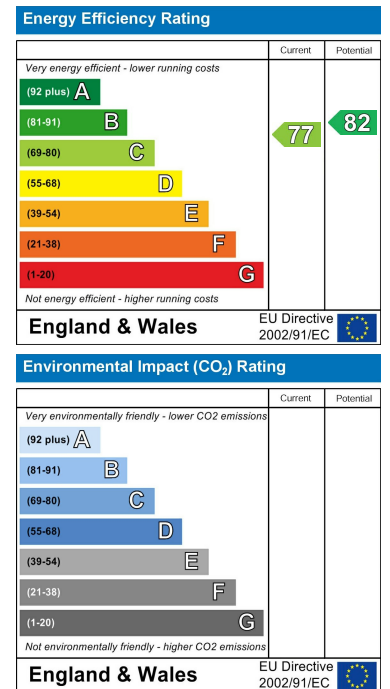
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.