

BRUNTON

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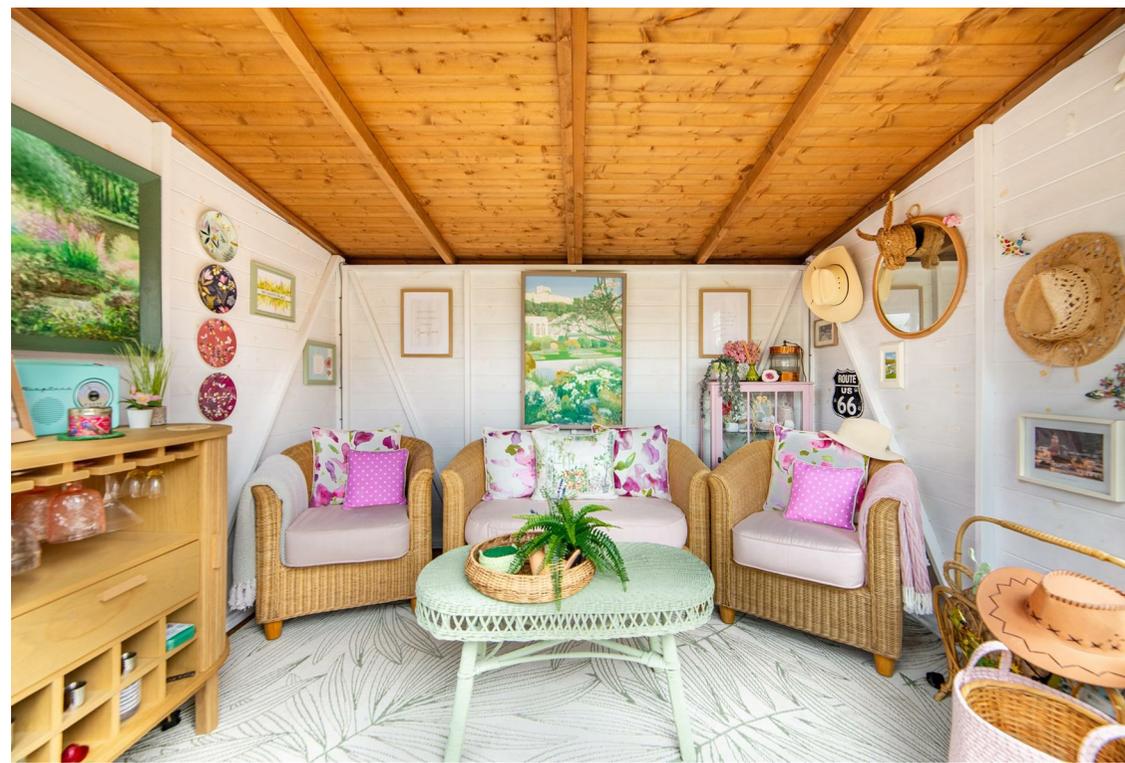
OLD STATION COURT, PONTELAND, NEWCASTLE UPON TYNE, NE20

£399,950

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Delightful two-bedroom detached bungalow, pleasantly situated on the highly sought-after Old Station Court in the heart of Darras Hall. The property occupies an attractive and convenient position and offers well-balanced accommodation, ideal for those seeking single-level living in a prestigious residential location.

The accommodation is thoughtfully arranged and includes a welcoming hallway with access to a part boarded loft, an open-plan lounge and dining area with a feature fireplace, a modern fitted kitchen, two well-proportioned bedrooms with fitted wardrobes, and a well-appointed shower room. Externally, the property enjoys a beautifully landscaped garden, along with a driveway and garage providing off-street parking and storage.

This property is exceptionally well positioned within central Darras Hall, close to the Broadway Shopping Centre, local amenities, and everyday conveniences. Excellent transport links are nearby, including a local bus stop, while the area is well regarded for its peaceful setting and strong community feel, making this an outstanding opportunity in a prime location.

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The internal accommodation comprises: a welcoming hallway, with a modern ground-floor WC positioned to the right. To the left is an open-plan lounge and dining area, featuring an impressive fireplace that forms a focal point to the room. From the hallway, there is also access to the modern fitted kitchen, along with a rear hall that leads through to the shower room and bedrooms.

The shower room is well presented and benefits from generous storage and a fitted seat within the shower enclosure. The principal bedroom enjoys pleasant views over the garden and features fitted wardrobes, while the second bedroom currently also benefits from fitted wardrobes and provides direct access out to the landscaped rear garden.

Externally, the garden is a particular highlight, offering a summer house, a large pergola, paved seating areas, a well-maintained lawn, gravelled sections, planted borders, and striking feature yucca trees. The property further benefits from a driveway and garage.



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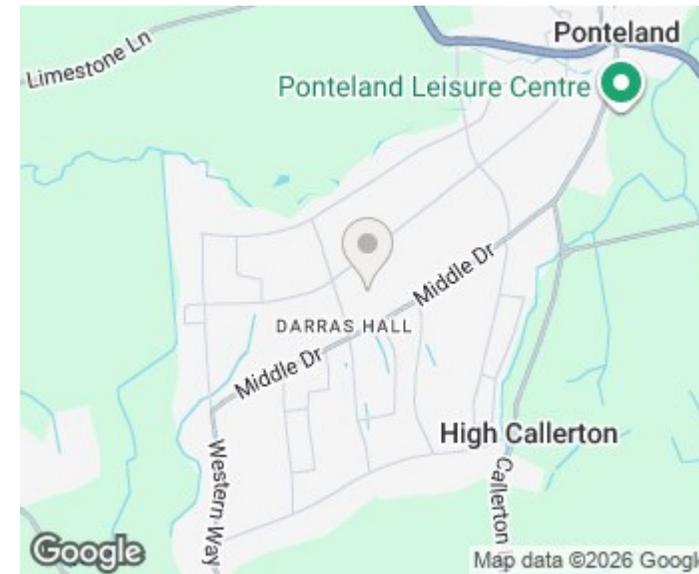
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : E

EPC RATING :



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	