

# BRUNTON

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## RESIDENTIAL



**BARONY GROVE, PONTELAND, NEWCASTLE UPON TYNE, NE20**

**Offers Over £485,000**

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Immaculately presented four-bedroom stone-built detached family home, situated within the highly regarded Greystoke development in Twizel.

Occupying a secluded corner plot with ample visitor parking, the property has been thoughtfully enhanced with high-quality bespoke finishes, creating a modern and functional living space ideal for modern living. The standout feature is the impressive open-plan kitchen/dining/family area, which extends into a light-filled garden room, providing a superb space for both everyday living and entertaining. Additional features such as a separate living room, utility/boot room and bespoke fitted storage further enhance the home's practicality and appeal. Externally, the property benefits from a driveway, garage and a landscaped rear garden with patio seating areas.

The development is ideally positioned between Ponteland and Morpeth, offering a balance of semi-rural living with excellent accessibility. Both locations provide a wide range of amenities, including shops, cafés, restaurants and well-regarded schools, while nearby road links and transport connections offer easy access to Newcastle city centre and surrounding areas. The surrounding countryside also provides excellent opportunities for outdoor recreation, making this an ideal setting for family living.



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The internal accommodation comprises: a welcoming entrance hallway with stairs rising to the first-floor landing. To the right, there is a beautifully presented living room featuring a westerly-facing window and a contemporary media wall, creating a comfortable and stylish space to relax.

To the rear of the property, the home opens into a superb open-plan kitchen, dining, and family area, fitted with bespoke units and thoughtfully designed for modern living. This impressive space flows seamlessly into a recently installed garden room, which benefits from glazing on all sides and a large atrium, allowing for excellent levels of natural light and creating a bright and versatile living environment with views over the rear garden. The garden room also features underfloor heating, ensuring year-round comfort and making it an inviting space in all seasons.

From the kitchen, there is access to a useful utility and boot room, a built-in understairs larder offering excellent concealed storage, and a convenient ground-floor WC.

To the first floor, the landing provides access to four well-proportioned bedrooms. The main bedroom benefits from bespoke fitted wardrobes and a stylish en-suite shower room, while the remaining bedrooms are served by a well-appointed, fully tiled family bathroom. Several bedrooms feature bespoke fitted cabinetry, with bedroom two offering a dressing area, enhancing both storage and practicality.

Externally, the property benefits from a block-paved driveway providing off-street parking for two vehicles, along with access to the garage. There is a front garden, while to the rear is a beautifully maintained enclosed garden, predominantly laid to lawn and complemented by newly paved patio areas, ideal for outdoor dining and entertaining.



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : F

EPC RATING : C

