

# BRUNTON

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## RESIDENTIAL



**WESTERN WAY, PONTELAND, NEWCASTLE UPON TYNE, NE20**

**Offers Over £525,000**

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Well presented, four-bedroom detached dormer bungalow on Western Way in the prestigious Darras Hall, occupying an impressive plot of approximately 1/3 an acre and offering spacious, versatile accommodation throughout.

The generous layout includes four reception rooms, a fitted kitchen, four double bedrooms with fitted wardrobes, a ground floor shower room, a first floor bathroom and a convenient WC. Extensive wrap-around gardens, a large driveway providing ample parking, and a garage complete this substantial home, offering excellent potential for future enhancement.

Western Way enjoys a desirable position within Darras Hall, one of the North East's most sought-after residential areas. Ponteland's excellent range of independent shops, cafés, restaurants and everyday amenities are all within easy reach, along with highly regarded schools, leisure facilities and golf courses. Newcastle International Airport is only a short drive away, while the A696 and A1 provide excellent connections to Newcastle city centre and beyond. Offering generous living space, a substantial plot and a prime location, this is a fantastic opportunity for families, professionals and those seeking flexible accommodation.

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The internal accommodation comprises a spacious conservatory that creates an impressive entrance, offering a versatile reception space with extensive glazing overlooking the gardens. From here, you move through to the rear porch, which fills the space with natural light before leading into the central hallway. The hallway provides access to a convenient WC, a generous shower room and stairs leading up to the first floor, while also connecting effortlessly to the main living accommodation.

The living room is an exceptionally generous reception room, filled with natural light from the French doors opening onto the front aspect. Sliding doors connect it directly to the hallway, creating an open yet flexible layout. The kitchen is well appointed with an extensive range of fitted units, integrated oven, gas hob with extractor hood, space for appliances and a breakfast area, with sliding doors opening into the formal dining room. A further sitting room provides another spacious reception area, enjoying views over the gardens and access via the adjoining porch.

The ground floor continues with two versatile double bedrooms, both benefiting from fitted wardrobes, making them equally suited as bedroom accommodation, guest rooms or home offices. The generous shower room is fitted with a walk-in shower, wash hand basin and bidet. Upstairs, the landing gives access to two further double bedrooms, each complete with fitted wardrobes, alongside a family bathroom fitted with a bath, WC and wash hand basin.

Outside, the property occupies an impressive plot of approximately one third of an acre, with expansive wrap-around lawned gardens bordered by mature trees, established hedging and fencing, creating an excellent degree of privacy. A substantial driveway provides parking for numerous vehicles and leads to the garage, which also benefits from internal access.



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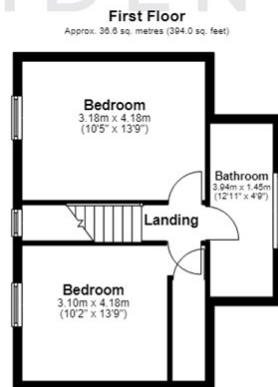
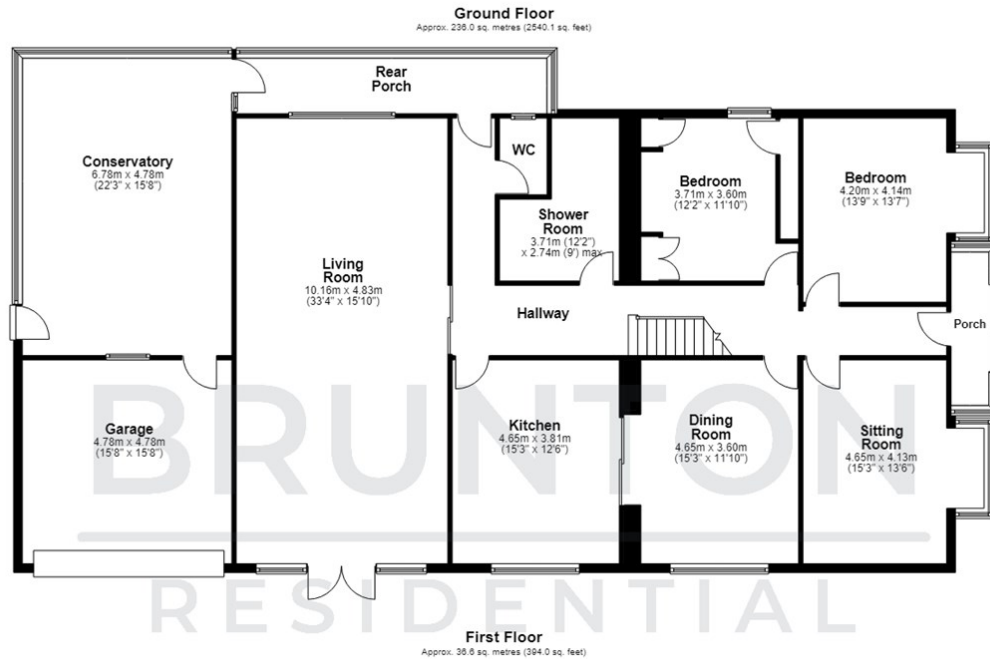
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : F

EPC RATING : D



Total area: approx. 272.6 sq. metres (2934.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		59	76
England & Wales		EU Directive 2002/91/EC	

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