

BRUNTON

RESIDENTIAL



BEECH COURT, PONTELAND, NEWCASTLE UPON TYNE, NE20

Offers Over £825,000

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Exceptional four-bedroom detached family home occupying a prestigious position within the highly sought-after Darras Hall area of Ponteland, offering beautifully presented accommodation, outstanding living space and an exceptional standard of finish throughout.

The home has been thoughtfully designed for modern family living, with a stunning open-plan kitchen and dining room, a magnificent vaulted garden room connecting the principal living spaces, a spacious dual-aspect lounge, a versatile snug/home office and four generous double bedrooms, including an impressive master suite with a dressing area and en-suite shower room.

Darras Hall is widely regarded as one of the North East's premier residential locations, offering an excellent range of local amenities, highly regarded schools, boutique shops, cafés, restaurants and leisure facilities within nearby Ponteland. The area also benefits from excellent transport links to Newcastle city centre, Newcastle International Airport and the A1, making it an ideal location for families and commuters alike.

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The property is accessed via a welcoming entrance hall, with a staircase rising to the first floor. Positioned immediately to the left is a convenient ground floor WC, while to the right is a versatile snug/home office, complete with fitted sliding door wardrobes, making it equally suitable as a playroom or fifth bedroom if required.

Straight ahead, the entrance hall opens into the impressive open-plan kitchen and dining room. The kitchen is fitted with a contemporary range of wall and base units, complemented by an extensive central island with breakfast bar seating, quartz work surfaces and a range of integrated appliances. The room enjoys an abundance of natural light from dual-aspect windows and French doors opening onto the rear garden, creating an exceptional space for both everyday family life and entertaining. A door from the kitchen leads into a useful utility room, which in turn provides internal access to the integral garage. Positioned to the left of the kitchen/dining room is the spacious dual-aspect lounge, enjoying views over the front and rear gardens.

Connecting both the lounge and the kitchen/dining room is the magnificent garden room, which is undoubtedly one of the standout features of the home. Featuring impressive vaulted ceilings with roof lanterns, extensive glazing and French doors opening onto the rear garden.

To the first floor, the spacious landing provides access to four generous double bedrooms and the family bathroom. The magnificent master bedroom benefits from a dressing area with fitted wardrobes and a contemporary en-suite shower room. Two further double bedrooms also benefit from fitted wardrobes, while the fourth bedroom is another well-proportioned double. The accommodation is completed by a stylish family bathroom, fitted with a freestanding bath, walk-in shower, wash hand basin and WC.

Externally, the property occupies a private plot with a generous driveway providing ample off-street parking and access to the integral garage. The beautifully landscaped rear garden enjoys an excellent degree of privacy and features extensive lawns, mature planting, multiple seating areas and a covered entertaining terrace, creating a superb outdoor space for relaxing and entertaining throughout the year.



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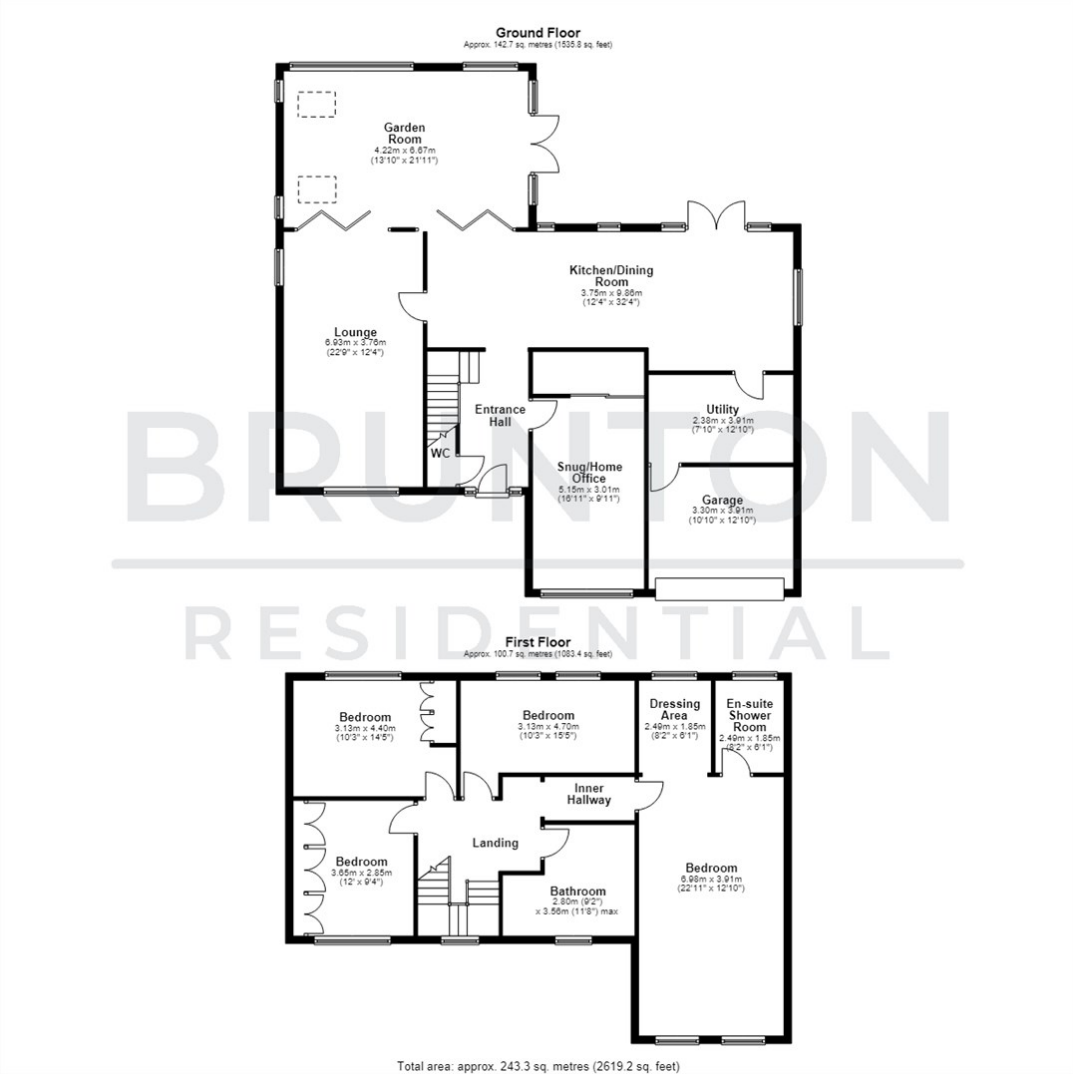
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : F

EPC RATING : C



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	