

WESTERN WAY, DARRAS HALL, NE20

Offers Over £1,950,000

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New Five Bedroom Detached Family Residence, Occupying a 1/4 Acre Plot & Boasting Close to 4,000 Sq ft of Internal Living Space with a Superb Open Plan Living, Dining & Kitchen Space, Large Utility and Boot Room, Separate Lounge, Home Gymnasium, Five Excellent Double Bedroom Suites, Landscaped Gardens with Gated Off Street Parking, Garage and Situated on the Highly Sought After Western Way, Darras Hall.

This stunning and contemporary five bedroom detached luxury residence is situated to the edge of the prestigious Darras Hall estate, and is being constructed to the highest standards throughout.

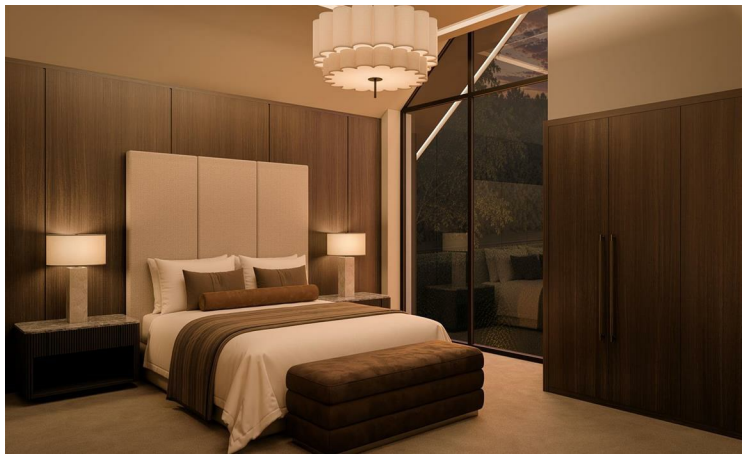
This is a unique opportunity to purchase this carefully designed family home, which is nearing completion, with stylish open plan living and superb craftsmanship throughout. The property occupies a wonderful 1/4 acre plot, with a sought after location close to Ponteland Village, with its array of shops, highly regarded schools, leisure facilities, restaurants and transport links and contemporary luxury designed around family life.

The property itself will be completed later this year, with prospective purchasers still being able to make their very own flooring and decorative design choices.

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The internal accommodation comprises: The property is accessed via secure electronic entrance gates which open to a large and private driveway. A statement central entrance hallway leads through to the very heart of the home which provides a superb and impressive open plan kitchen, dining and living space, which measures the full width.

The kitchen enjoys a large central island which provides both a working surface and breakfast bar, finished with high quality cabinetry and elegant work surfaces that give the space real impact without overstatement. The open plan arrangement allows the kitchen, dining and living areas to work effortlessly together, whether for an ordinary weekday evening or for entertaining with friends. To the rear large sliding doors give access to the rear terrace and gardens. To the rear of the kitchen is an excellent utility and boot room with side access.

The hallway then leads to a separate formal lounge with feature fire provides a beautiful sitting room which is open and sociable when it is wanted, quiet and private when it is not. Across the hall is a dedicated home gymnasium (or study/snug should it be required).

The stairs then lead to the first floor, where a generous landing with vaulted ceiling serves five excellent double bedrooms. The principal suite enjoys a dedicated dressing room and a beautifully finished en-suite, while the second bedroom benefits from its own dressing area and en-suite. Two further bedrooms share a well appointed ensuite shower room via Jack and Jill doors, with the fifth bedroom served by its own en-suite.

The exterior sets expectations high, balancing clean architectural lines against natural materials, with expansive glazing and a carefully considered external lighting scheme producing a home that feels elegant, distinctive and private from the point of arrival.

Developed over a century as a garden estate, Darras Hall is defined by substantial individual homes on generous, mature plots along broad, tree lined avenues. It offers something genuinely difficult to find elsewhere in the region: real privacy and established landscaping in a village setting, yet only minutes from a major city.

Ponteland village is close at hand, with its independent restaurants, cafés, boutiques and everyday amenities, together with the highly regarded schooling that has drawn families to the area for generations. Newcastle's leading independent schools are also within comfortable reach.

Newcastle International Airport sits approximately three miles away, a short drive across the moor, and represents one of the most practical advantages of this location. Direct domestic services connect to London, the South West, Scotland, Northern Ireland and the Channel Islands, with extensive direct links to major European cities and holiday destinations and onward long haul connections to North America, the Middle East, Asia and beyond through the principal international hubs. For a family that travels, having that reach within a ten minute drive is a significant benefit.

Newcastle City Centre is also easily accessible, with the Quayside, Theatre Royal and a thriving restaurant scene, while Newcastle Central Station places London within around three hours by rail. The A696 and A1 provide straightforward access in both directions, and the Northumberland countryside, National Park and coastline lie a short drive to the north.

Tenure: Freehold · Council Tax Band: TBC · EPC: TBC · Developer: IDP Developments Ltd





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TENURE : Freehold

LOCAL AUTHORITY : Northumberland County C

COUNCIL TAX BAND :

EPC RATING :



