



# 2 Meadowvale

Darras Hall



## 2 Meadowvale, Darras Hall, Ponteland, NE20 9NF

Beautifully Presented & Substantial Family Home Boasting Four/Five Bedrooms, Three Bathrooms, Three Reception Rooms, Open Plan Kitchen/Diner, Study, Double Garage, Secure Off Street Parking for Multiple Vehicles & Lovely South Facing Rear Garden!

The property is ideally located on the quiet cul-de-sac of Meadowvale, Darras Hall. Meadowvale is well placed for easy access to Ponteland village, with its wide variety of local amenities, shops, cafes, bars and restaurants, as well as The Broadway local shops in Darras Hall. There is excellent local schooling for all ages within the village and Darras Hall, and good road links to Newcastle city centre, Newcastle International Airport and the A1 for commuting around the region.

Boasting in excess of 3,200 sq.ft, the internal accommodation comprises: Spacious reception hallway with staircase leading up to first floor and galleried landing | Cloaks store | Snug/playroom positioned to the front | Bedroom five/further reception room | Beautifully appointed formal sitting room to the rear, with recessed lighting, log burning stove and glazed bifold doors onto the terrace | Impressive open plan kitchen/diner, boasting a range of modern cabinetry & worktops, central island and integrated appliances throughout | Garden room extension overlooking the south facing garden | Utility room with integral access into the double garage | Study/pantry space | Ground floor WC.





The staircase then leads up to the first floor landing and onto four further bedrooms | The principal bedroom enjoys a large double room with dual aspect views over the front and rear | Well presented ensuite shower room WC | Dressing room | Bedroom two is a further generous double room, again with ensuite shower room WC | Bedroom's three and four offer smaller double rooms | Family bathroom with contemporary four piece suite.

Externally, the property is approached via electronic gates, leading through to a generous driveway for secure parking for multiple vehicles | To the rear is a raised decked terrace which is south facing, ideal for entertaining in the warmer months | Lawned rear garden with mature and well stocked borders offering a great degree of privacy.

Offered to the market with no onward chain, early viewings are strongly encouraged to appreciate the quality of accommodation on offer at this excellent home!

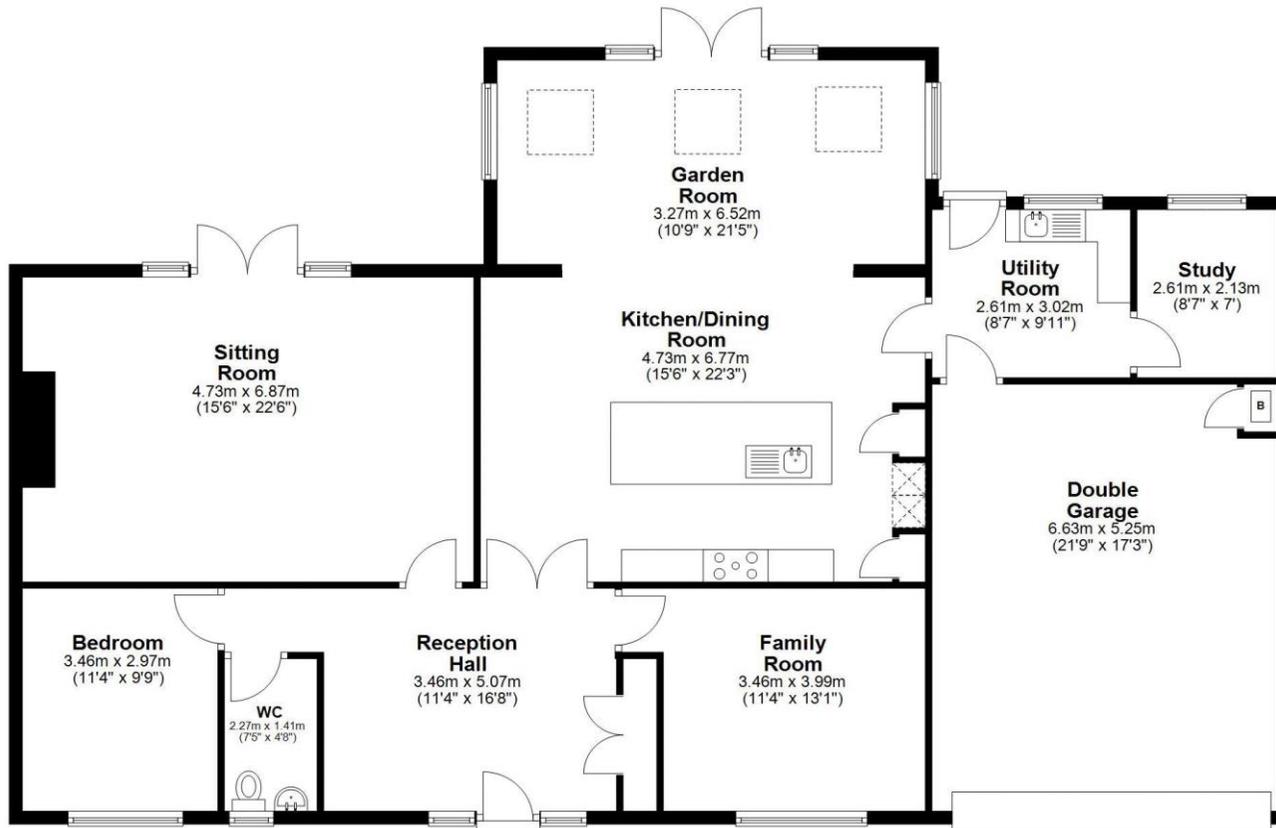
Services: Mains electric, gas, water and drainage | Tenure: Freehold | Council Tax: Band G | Energy Performance Certificate: Rating C

**Price Guide: Offers Over £950,000**



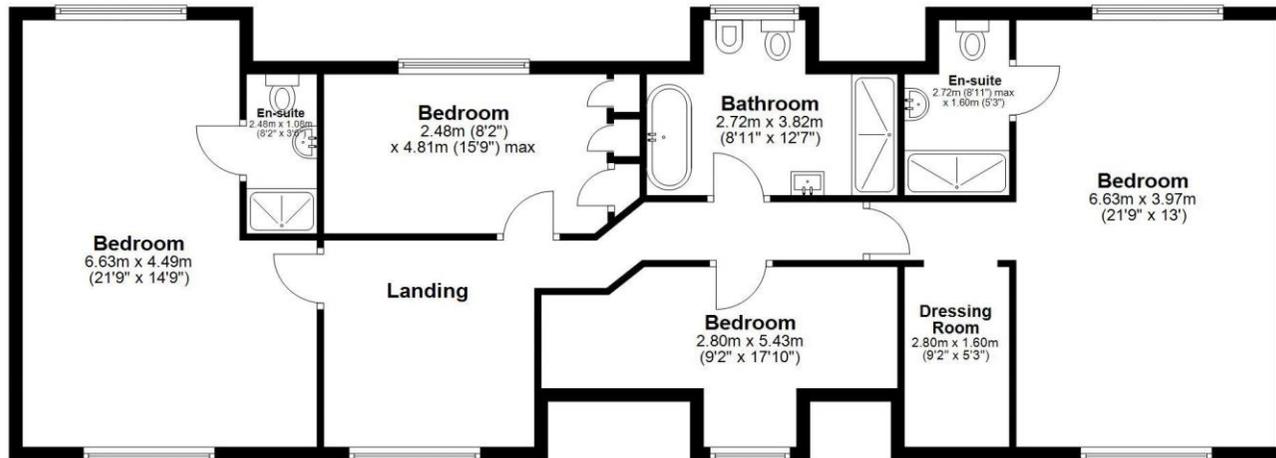
### Ground Floor

Approx. 185.7 sq. metres (1998.7 sq. feet)



### First Floor

Approx. 115.1 sq. metres (1239.0 sq. feet)



Total area: approx. 300.8 sq. metres (3237.6 sq. feet)

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# rare!

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