17 Meadow Court
Darras Hall, Ponteland

Price Guide: £530,000
SITUATION AND DESCRIPTION
A superb and deceptively spacious four bedroom detached dormer bungalow, occupying an excellent quiet position to the head of Meadow Court cul de sac, with lovely private gardens extending to approximately 0.28 acres, a driveway and detached double garage. The property has impressive and versatile living space with five reception rooms, ideal for modern family living.

The accommodation briefly comprises: reception hallway, cloakroom/wc, sitting room, dining room, family room, garden room, fourth reception room, fitted kitchen, four bedrooms, generous family bathroom, detached double garage, attractive private gardens

Meadow Court, located off Eastern Way, is well placed for walking to Ponteland village, with its wide variety of shops/supermarkets, cafes/restaurants and public houses, and excellent local schools for all ages.

The property comprises:

RECEPTION HALLWAY
18'7 x 8'5 (5.66m x 2.57m)
A lovely sized hallway with a double glazed leaded window to the front, stairs to the first floor with under stairs storage cupboard, radiator with decorative cover and doors leading to the principal reception rooms and cloakroom/wc.

CLOAKROOM/WC
8'3 x 3'8 (2.51m x 1.11m)
With a close coupled wc, wash hand pedestal basin and a double glazed window to the front.

SITTING ROOM
24'5 x 14'2 (7.44m x 4.32m)
A generous sitting room with a double glazed leaded bay window to the front elevation and a window and French doors opening to the garden room. The sitting room has a gas living flame fire with a marble effect surround, ceiling coving, radiator and a radiator with decorative cover.

French doors open to the garden room at the rear.

GARDEN ROOM
24'5 x 9'1 (7.44m x 2.77m)
A lovely garden room with four double glazed windows and a door opening to the rear garden. The garden room has two radiators and a window to the family room.

DINING ROOM
10'1 x 11'3 (3.07m x 3.43m)
A formal dining room with a large picture window to the garden room and a radiator.

FAMILY ROOM
12'6 x 11'4 (3.81m x 3.45m)
An informal living area with a double glazed leaded window overlooking the rear garden, a radiator and doorway leading through to the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM
15'6 x 9'4 (4.72m x 2.84m)
A well appointed kitchen/breakfast room fitted with an extensive range of cream fronted wall and base cabinets with contrasting work surfaces and splash back tiling, incorporating a one and a half inset sink, Siemens induction hob and extractor hood, Siemens double oven and integrated dishwasher and fridge. The kitchen has a wine rack, under unit lighting and an integral dining table. The kitchen has a double glazed leaded bay window to the rear overlooking the garden, inset spots to the ceiling and a radiator.
A door leads from the kitchen/breakfast room to the fifth reception room.

**FIFTH RECEPTION ROOM**

18'6 x 14'5 (5.64m x 4.39m)
A large and versatile room, converted from the original garage, with a double glazed window and a door leading to the courtyard garden area. The room has laminate flooring, a radiator and extensive built-in storage to one wall.

**FIRST FLOOR LANDING**
An attractive galleried landing to the first floor, with a double glazed window.

**BEDROOM ONE**
15'6 x 14'3 (4.72m x 4.34m)
A generous double bedroom with a double glazed leaded window to the rear elevation, built-in wardrobes to two walls with drawers, and a radiator.

**BEDROOM TWO**
15'6 x 15'7 (4.72m x 4.75m)
A large bedroom with a double glazed leaded window to the rear, a radiator and built-in sliding door wardrobes to one wall.

**BEDROOM THREE**
11'4 x 9'6 (3.45m x 2.90m)
A double bedroom with a double glazed leaded window to the front, built-in wardrobes and drawers and a radiator.

**BEDROOM FOUR**
12'4 x 10'9 (3.76m x 3.28m) maximum inclusive of wardrobe
The fourth bedroom has a double glazed leaded window to the rear, built-in wardrobe and drawers and a radiator.

**FAMILY BATHROOM**
10'9 x 10'2 (3.28m x 3.10m)
A superb contemporary family bathroom with a mains shower with rainfall shower head, close coupled wc and wash hand basin in vanity unit with storage. There is a double ended bath, contemporary stainless steel radiator, a double glazed leaded window, neutral tiling and inset spots.

**DETACHED GARAGE**
15'7 x 17'8 (4.75m x 5.38m)
The detached garage has an up and over door, power and lighting and a door to the garden.

**EXTERNALLY**
The house has mature gardens to all sides, with a driveway to the side giving access to the garage. There is a gate from the driveway leading to a paved courtyard area with the remainder of the garden laid to lawn, with mature trees and shrubs and hedging.

**SERVICES**
The property has mains gas, electric, water and drainage.

**TENURE**
Freehold

**FLOOD RISK**
Please see website [www.environment-agency.uk](http://www.environment-agency.uk)

**COUNCIL TAX**
Please see website [www.voa.gov.uk](http://www.voa.gov.uk)

**ENERGY PERFORMANCE RATING**
Grade: E
1. These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property please ask for further information.

2. We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

3. It should not be assumed that any contents/furnishings/furniture etc, photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed.

4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and not precise. Purchasers must rely on their own enquiries.

5. It should NOT be assumed that the property has all necessary planning, building regulations or other consents. Where any reference is made to planning permission or potential uses such information is given in good faith.

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