



6



5



4

- Detached House
- Living Room
- Kitchen / Dining Room
- Council Tax Band F / EPC Rating C

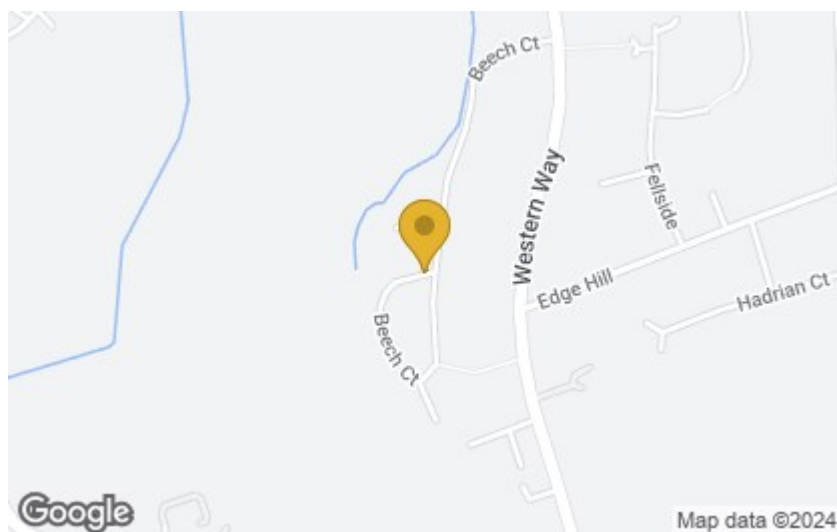
- 6 Bedrooms
- Family Room with Bar
- Snug & Study

- 4 En-suites & 1 Bathroom
- Conservatory
- Utility, Cloakroom & WC

A spacious 6 bedroom detached family house, updated and extended by the current owners and pleasantly located in a quite cul-de-sac within the Darras Hall Estate. The welcoming Reception Hall has a polished tiled floor and Cloakroom with Separate WC. fitted with a low level wc and wash basin. The Hall leads to the Study, Snug and Family room which features a superb drinks bar. The magnificent 40 ft. full width conservatory has been zoned into games, seating and gym areas. There is a spacious Living Room with polished floor tiles. The open plan Kitchen/Dining Room is superbly fitted with a range of units, sink unit, island unit, space for range oven, dishwasher with matching door and door to utility room with fitted units and plumbing for washing machine. Stairs leads from the hall to the First Floor Landing. Bedroom 1 has a Dressing Room and En Suite Shower/WC, with wc with concealed cistern, vanity unit with twin wash basins and shower cubicle with mains shower unit. Bedroom 2 is also to the front with En-suite Shower, Bedroom 3 with En-suite Shower is to the rear. Bedrooms 4 and 5 share an En-suite Shower Room with Bedroom 6 has the use of The Family Bathroom/WC which is fitted with a low level wc, vanity unit with wash basins and bath with shower over. Externally, the house is approached via a block paved driveway providing ample parking for several vehicles and a lawned Front Garden with mature hedging to sides. The private and secure rear garden is ideal for family use, with lawn, mature hedge to boundary and a wonderful covered pergola.

Beechcourt is situated off Western Way, well placed for amenities including schools for all ages, shops, restaurants, leisure & sporting facilities and pubs in Ponteland village

- Entrance Hall
- Cloakroom
- WC
- Study 9'8" x 7'11" (2.958 x 2.423)
- Snug 10'2" x 11'5" (3.115 x 3.498)
- Living Room 20'8" x 21'7" (6.322 x 6.581)
- Conservatory 42'7" x 12'1" (13 x 3.7)
- Family Room / Bar 23'7" x 13'7" (7.201 x 4.148)
- Kitchen / Dining Room 16'11" x 14'0" plus 14'4" x 9'7" (5.174 x 4.288 plus 4.389 x 2.931)
- Utility Room
- Bedroom 1 14'7" x 14'7" (4.450 x 4.457)
- Dressing Room
- En-suite Shower WC
- Bedroom 2 11'7" x 11'4" (3.535 x 3.467)
- En-suite Shower WC
- Bedroom 3 9'10" x 12'4" (3.010 x 3.767)
- Shared En-suite Shower WC
- Bedroom 4 12'4" x 9'1" (3.772 x 2.792)
- En-suite Shower WC
- Bedroom 5 12'4" x 13'0" (3.762 x 3.972)
- En-suite Shower WC
- Bedroom 6 11'0" x 10'2" (3.372 x 3.109)
- Bathroom WC



Energy Performance: Current C Potential C  
 Council Tax Band: F  
 Distance from School:  
 Distance from Metro:  
 Distance from Village Centre:

*All distances are approximate*

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.