



- 4 Bed Detached House
- Immaculately Presented
- Bedrooms all En-suite
- Council Tax Band F / EPC Rating C

- Open Views to Rear
- Open Plan Kitchen/Dining/Living Room
- Lounge / Study or 5th Bed

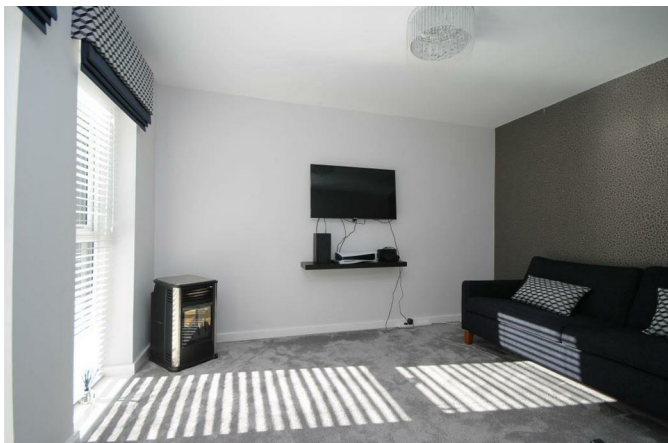
- High Specification
- Utility Room
- Ground Floor Shower/WC

A magnificent 4/5 bedroom detached family house, constructed and completed in 2018 to a particularly high standard with open views to the rear. The spacious Reception Hall with fabulous Walnut and Glass staircase features a large cloaks cupboard and Ground floor WC/Shower room. The Study is to the front and could be used as a fifth bedroom. The formal lounge is also to front and features a modern style gas fire. The Magnificent 35' open plan Kitchen/Dining/Family Room is fitted with a comprehensive range of bespoke kitchen units with twin electric ovens, induction hob with concealed extractor, fridge, freezer and dishwasher. A large central island features breakfast bar and dining seating with table and inset sink. The sitting area has modern style gas fire, and two sets of sliding glass doors to the rear garden. The Utility is fitted with a range of units with space and plumbing for a washer and dryer. From the reception hall stairs to the first floor landing, with Bedroom 1 having lovely aspect to the rear, Dressing Room and En Suite Shower/WC. Bedroom 2, also to the rear and with stunning view, has a walk through dressing area with wardrobes and En Suite Shower/WC. Bedrooms 3 and 4 are both to the front and each have walk in wardrobes and En Suite Shower rooms. The attached Double Garage has electric access door.

Externally to the front a spacious drive leading to the Garage and formal lawns. To the rear are two raised composite decked terraces and lawn.

Darras Hall and the adjoining village of Ponteland have a wide range of amenities including schools for all ages, excellent choice of shops, including Waitrose, variety of renowned pubs and restaurants and a number of sporting and leisure facilities.





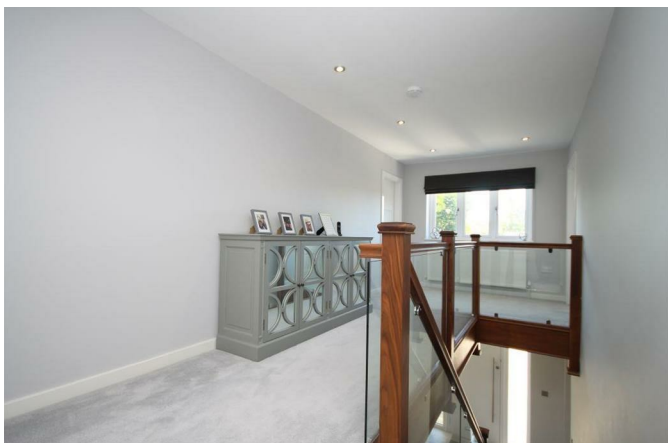
Energy Performance: Current C Potential B

Council Tax Band: F

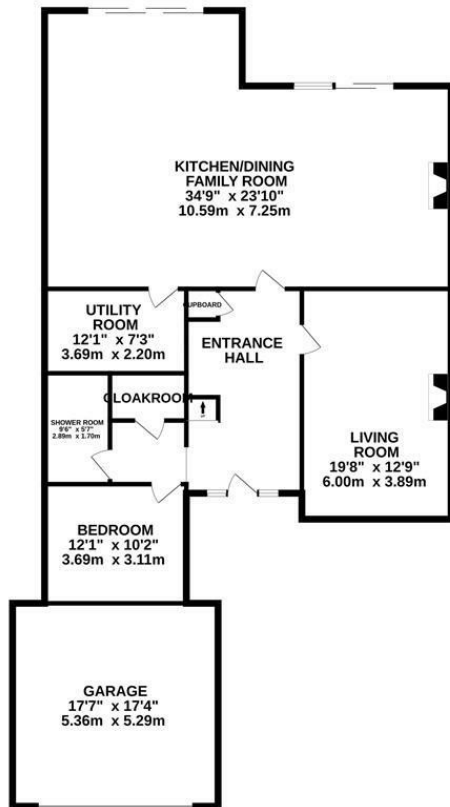
Distance from School:

Distance from Metro:

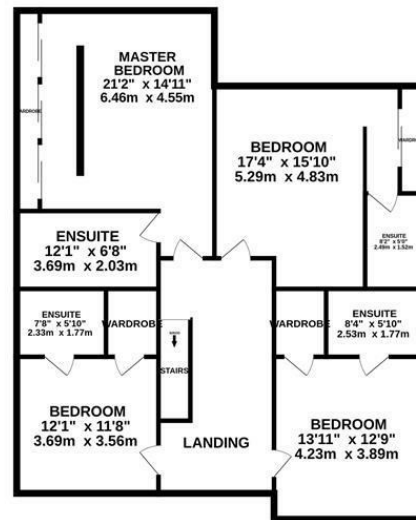
Distance from Village Centre:



GROUND FLOOR
 1754 sq.ft. (162.9 sq.m.) approx.

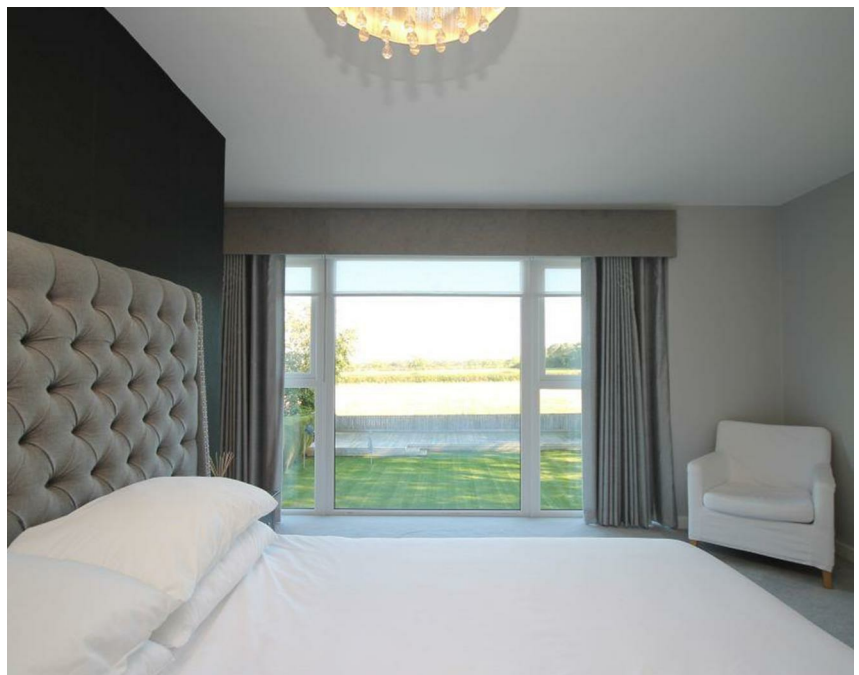
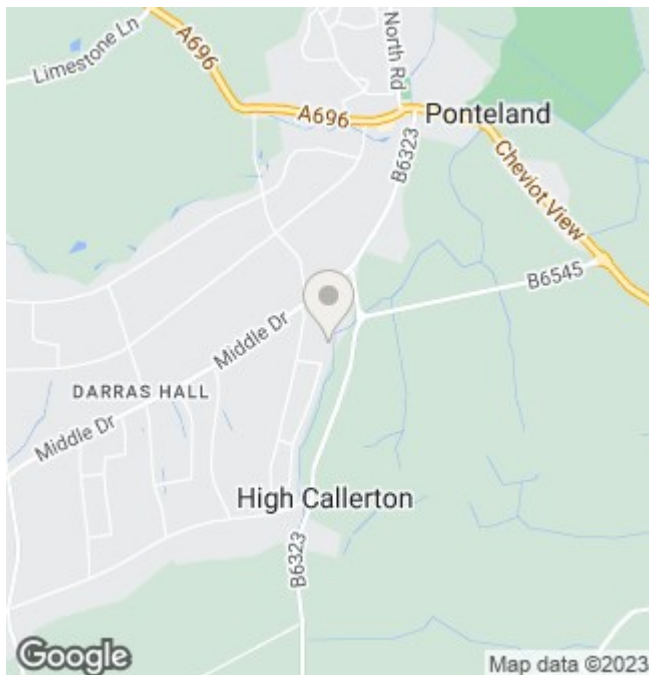


1ST FLOOR
 1339 sq.ft. (124.4 sq.m.) approx.



TOTAL FLOOR AREA: 3093 sq.ft. (287.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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