



- Detached House
- 3 Bath/Shower Rooms
- Utility Room & WC
- Council Tax Band G / EPC Rating C

- Envidable Position
- 4 Receptions
- Detached Garage

- 4 Bedrooms
- Kitchen/Dining Room
- Lovely Gardens

A unique well presented 4 bedroom detached family house, with wrap around gardens and ample parking situated on a corner plot on Darras Hall Estate. One of the original houses on the estate the property has been extensively modernised in recent years with a new kitchen, utility, family bathroom, ensuite shower room, all new windows and doors both externally and internally, a new boiler, new render and the addition of a kitchen garden & greenhouse.

The entrance hall, with cloaks cupboard leads to a magnificent central lounge featuring a marble fireplace with open flame gas fire and doors to the conservatory with door to the garden. The lounge has an archway leading to the study and double doors to the family room. Another door from the hall opens to the kitchen/dining room which is superbly fitted with a range of base and wall units, sink unit, integral dishwasher, extractor hood, space for range cooker, space for fridge/freezer, and pantry. From the dining room double doors open onto the rear patio. The inner hall has a stable door to the back garden and doors to the utility & wc and family room. Stairs lead from the entrance hall to a half landing and bedroom 4 and then continue to the main landing with cupboard and loft access hatch. The spacious main bedroom has a range of fitted wardrobes, four dual aspect windows and ensuite bathroom. Bedroom 2 has built in wardrobes and ensuite shower room. Bedroom 3 has windows to 3 sides and the modernised family bathroom features a freestanding bath, walk in shower, twin wash basins and wc.

Externally, the house a pedestrian gate on Middle Drive and a gated driveway on Eastern Way leading to a detached garage with 2 electric doors and EV charging. The front garden is laid to lawn with a patio, The south-east facing rear garden has a patio, lawn, trees and shrubs. Eastern Way is situated off Middle Drive conveniently placed for both the amenities of Broadway and Ponteland and within walking distance of the local schools.

Entrance Hall 8'0" x 7'5" (2.459 x 2.264)

Study 14'10" x 11'11" (4.530 x 3.640)

Lounge 13'9" x 14'10" widening to 20'3" (4.199 x 4.526 widening to 6.184)

Conservatory 14'7" x 12'3" (4.456 x 3.749)

Family Room 16'9" x 11'4" (5.123 x 3.460)

Utility Room / WC

Kitchen with pantry 17'3" x 11'6" (5.266 x 3.510)

Dining Room 13'9" x 13'2" (4.212 x 4.020)

Bedroom 1 18'0" x 16'9" (5.492 x 5.115)

En suite Bathroom WC

Bedroom 2 12'3" x 9'11" (3.755 x 3.032)

En Suite Shower Room WC

Bedroom 3 14'10" x 11'10"

Bedroom 4 13'10" x 13'2" (4.115 x 4.020)

Family Bathroom WC

Detached Garage



2023 WINNER

ESTAS
★★★★★

Verified reviews from homemovers



Energy Performance: Current C Potential C

Council Tax Band: G

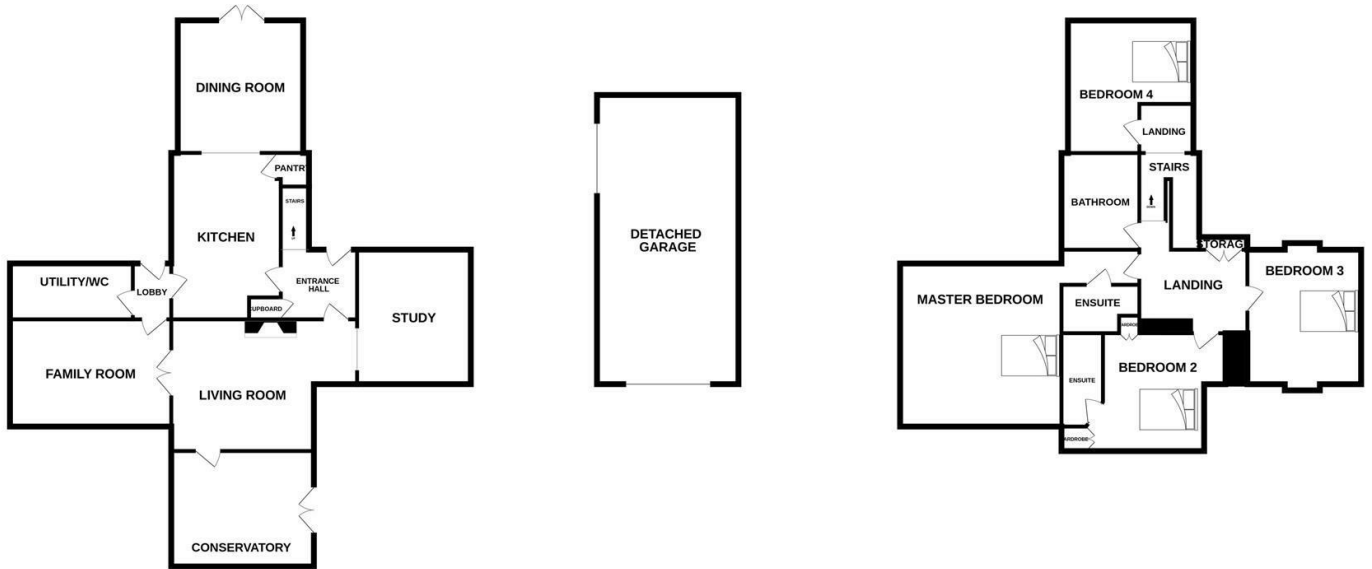
Distance from School:

Distance from Metro:

Distance from Village Centre:

GROUND FLOOR

1ST FLOOR



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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