



- Spacious 3 Bedroom Bungalow
- Beautiful Gardens
- Kitchen and Separate Dining Room
- Council Tax Band F / EPC Rating C

- Excellent Location
- En Suite Shower Room
- Utility Room & Garage

- Very Well Presented
- Magnificent Sitting Room
- Bathroom

An extremely well presented, 3 bedroom detached bungalow with lovely private gardens and situated within a highly sought after location close to the amenities of Broadway. The welcoming Reception Hall has a spacious walk-in cloakroom. The central, inner hall with doors to all rooms has a cupboard housing the boiler and a separate linen cupboard. The magnificent 25ft. Sitting Room, the focal point of which is a coal effect gas fire, set within a lovely marble fireplace. There are two sets of sliding patio doors opening to the rear garden and a large window to the side. To the front is the Kitchen, fitted with a good range of wall and base units with sink unit, split level double oven, 4 ring gas hob with extractor, dishwasher and fridge. The Utility Room has a sink unit, plumbing for a washer and door to the garage with electric door. Adjacent and well positioned to the kitchen is the Dining Room. A superb Main bedroom suite is to the rear with fitted wardrobes together with a well equipped En-suite Shower Room with large shower enclosure, two wash basins within a vanity wall unit and a WC. Bedroom 2 is a double to the front and has built-in wardrobes. Bedroom 3 also a double is currently used as a family sitting room. The Family Bathroom/WC is fitted with a 4 piece white suite comprising low level wc, wash basin set into vanity unit, bath and shower enclosure.

Externally, the Front Garden has a good sized lawn with a range of trees, plants and shrubs to the borders. A driveway leads to the garage and a gate to the Rear Garden which is particularly private, with patio, lawn and a range of trees, plants and shrubs.

Crossfell is situated off Middle Drive, on the desirable Darras Hall Estate. The area is well served with schools for all ages, good shopping facilities including Waitrose, excellent sporting facilities and a variety of renowned pubs and restaurants. Darras Hall is well placed for the Airport and within ideal commuting distance of Newcastle upon Tyne.





Energy Performance: Current C Potential C

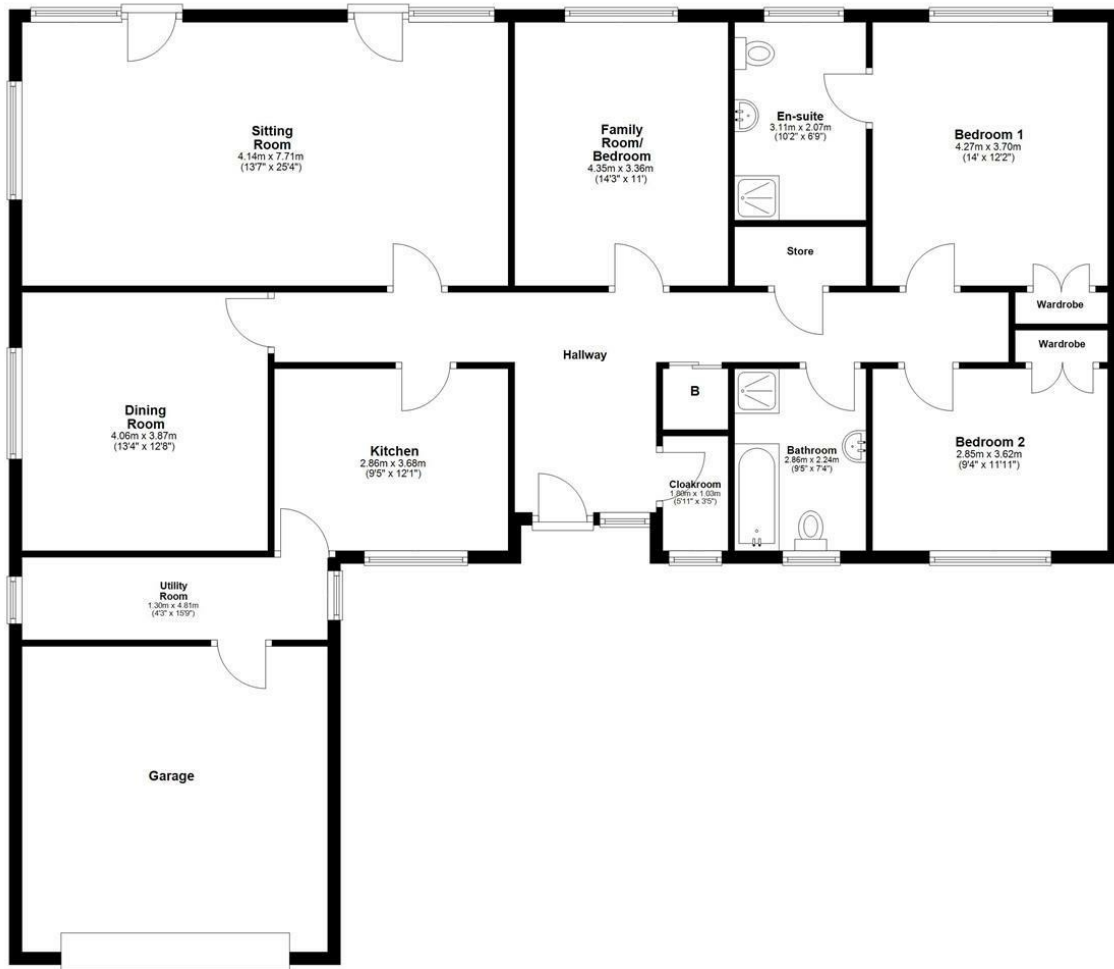
Council Tax Band: F

Distance from School:

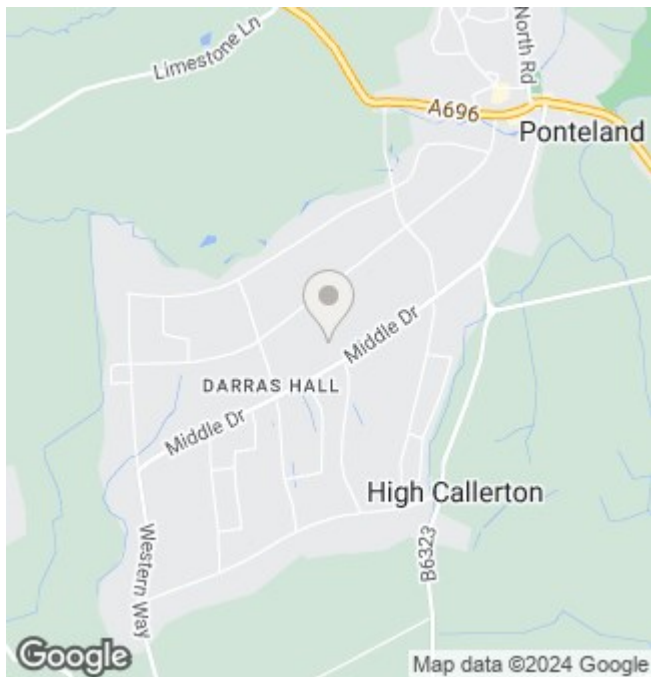
Distance from Metro:

Distance from Village Centre:

Ground Floor



Total area: approx. 172.2 sq. metres (1854.0 sq. feet)



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.