



- 3 Bed Detached Bungalow
- Stunning 26' Breakfasting Kitchen
- Contemporary Family Bathroom/WC with Separate Shower
- Highly Desirable Location

- Beautifully Refurbished and Presented
- Separate Utility Room
- Attached Double Garage

- 19' Lounge with Media Wall
- Master Bedroom Suite with Dressing Room & En Suite
- Well Tended Gardens

A fabulous opportunity to purchase a beautifully refurbished and updated 3 bedroom detached bungalow, within this highly desirable location. Presented to a high standard, with considerable attention to detail, the Reception Hall has access to the boarded loft via a retractable ladder. The focal point of the 19' oak floored Lounge is a media wall with media cabinet. The stunning 26' Breakfasting Kitchen has been beautifully refitted with a range of units, quartz worktops with inset sink and integral breakfast table, split level oven, microwave, 4 ring induction hob with built in extractor, integral fridge, freezer and dishwasher with matching doors, LVT flooring and door and sliding doors to the rear garden. The Utility Room has a range of units, sink unit, integral washer with matching door and cupboard housing the combi boiler. Bedroom 1 is to the rear and has a Dressing Room with fitted wardrobes and dressing table and an En Suite Shower/WC, with wc with concealed cistern, wash basin in with storage under, double shower enclosure with rainhead and hand held showers, screen fully tiled walls and floor and a chrome towel warmer. Bedroom 2 is to the rear, with Bedroom 3 also to the rear and having fitted wardrobes. The refurbished Bathroom/WC has a contemporary white suite with a wc with concealed cistern, wash stand with wash basin and mirror over, contemporary modern bath, shower enclosure with rainhead and hand held showers and fully tiled walls. The Double Garage is attached with twin up and over doors.

Externally, the Front Garden is lawned with a range of shrubs, plants and trees and double width drive to the garage. The garden extends to the sides, with the private Rear Garden, also lawned, with a variety of shrubs and hedge.

Larchlea is a cul-de-sac, off Errington Road, within the highly sought after Darras Hall Estate, adjoining the village of Ponteland, with excellent local amenities and access to the airport, city and countryside.

Reception Hall

Lounge 19'10" x 18'4" (6.05m x 5.59m)

Breakfasting Kitchen 26'0" x 10'3" (7.92m x 3.12m)

Utility Room 6'9" x 6'2" (2.06m x 1.88m)

Bedroom 1 14'2" x 12'2" (4.32m x 3.71m)

Dressing Room 12'0" x 10'0" (3.66m x 3.05m)

En Suite Shower/WC 6'10" x 6'0" (2.08m x 1.83m)

Bedroom 2 13'8" x 10'0" (4.17m x 3.05m)

Bedroom 3 13'10" x 6'8" (4.22m x 2.03m)

Bathroom/WC 9'10" x 6'7" (3.00m x 2.01m)

Double Garage 18'0" x 17'6" (5.49m x 5.33m)





Energy Performance: Current D Potential D

Council Tax Band: F

Distance from School:

Distance from Metro:

Distance from Village Centre:



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.