



- 3 Bedrooms
- Cloaks WC
- Good Sized Gardens
- Council Tax Band E / EPC Rating D
- Lounge
- Bathroom/WC with Separate Shower
- Desirable Location
- 23' Kitchen/Family Room/Conservatory
- Ample Parking
- Newly Decorated

A three bedroom semi detached dormer style property situated on this sought after road with lovely south facing rear garden. The Reception Hall leads to the Lounge, with a feature pebble style contemporary electric fire. The 23' Kitchen/Family Room is fitted with a range of wall and base units with sink unit, split level oven, 4 ring gas hob with extractor over, integral fridge, freezer and dishwasher, door to the side and archway to the Conservatory, overlooking and with doors to the rear garden. The Utility/WC is fitted with a wc and wash basin along with a cupboard concealing the boiler, auto washer and condensing drier. Stairs lead from the hall to the First Floor Landing, with airing cupboard. Bedroom 1 is fitted with wall to wall wardrobes and is to the front. Bedrooms 2 and 3 are both to the rear. The family Bathroom/WC is fitted with a low level wc, vanity unit with wash basin, corner bath and double shower enclosure with mains shower unit.

Externally, the Front Garden is lawned with a range of shrubs and plants and driveway to the parking area and along the side to the rear. The Rear Garden is South/East facing, with patio, lawn, shrubs, plants, trees and a shed.

Darras Hall is a highly sought after location with excellent schools for all ages, good choice of shops nearby, including Waitrose, variety of pubs and restaurants and a number of sporting and leisure facilities. Darras Hall is well placed for access to Newcastle International Airport and is within excellent commuting distance of Newcastle upon Tyne.

Receprion Hall

Lounge 12'4 x 18'6 (into bay) (3.76m x 5.64m (into bay))

Kitchen/Family Room 12'4 x 18'6 (into bay) (3.76m x 5.64m (into bay))

Conservatory 15'6 x 10'3 (4.72m x 3.12m)

Utility/WC 5'9 x 6'10 (max) (1.75m x 2.08m (max))

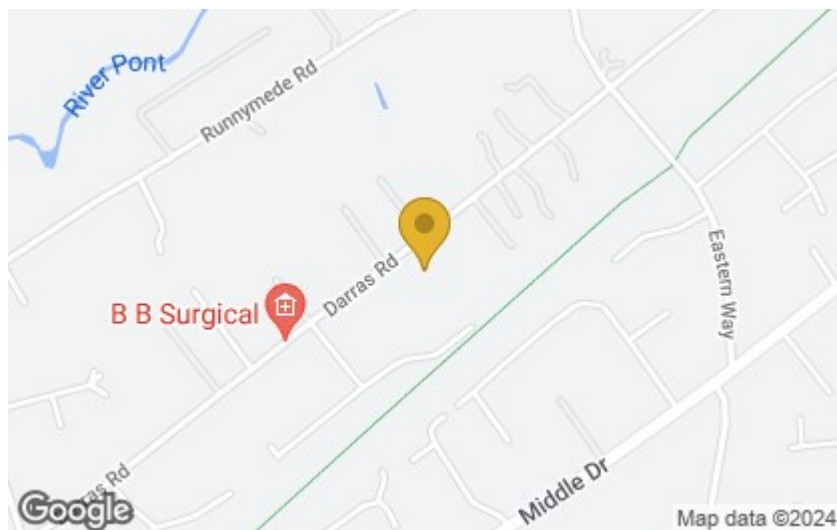
First Floor Landing

Bedroom 1 13' x 10'6 (3.96m x 3.20m)

Bedroom 2 12'2 x 11'7 (3.71m x 3.53m)

Bedroom 3 10'8 x 8' (3.25m x 2.44m)

Bathroom/WC 7'6 x 10' (max) (2.29m x 3.05m (max))



Energy Performance: Current D Potential B
 Council Tax Band: E
 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.