



- Vary Well Presented Bungalow
- Breakfasting Kitchen
- Cloaks WC
- Council Tax Band F / EPC Rating D

- 4 Bedrooms
- Utility Room
- Garage

- Modern En suite and Bathroom
- Lounge / Dining Room
- South Facing Rear Garden

A very well presented, 4 bedroom detached bungalow with lovely gardens, situated within a quiet cul de sac close to the amenities of Broadway. The welcoming entrance porch opens to an inner hall with cloaks WC and doors to all rooms. To the front is the Breakfasting Kitchen, fitted with a range of wall and base units with sink unit, electric oven, electric hob with extractor and dishwasher. The spacious utility room has a range units plumbing for a washer and door to the garage. The spacious Living Room/Dining Room features an electric fire, with modern style fire surround and sliding patio and french doors opening to the rear garden. Bedroom 1 is to the front with fitted wardrobes and a modern En-suite Shower Room with large walk in shower, wash basin with drawer storage and a wc. Bedroom 2 is also a double and has built-in wardrobes. Bedroom 3 is a double and has fitted wardrobes with Bedroom Four to the rear. The modern Family Bathroom/WC is fitted with a suite comprising of bath with shower over and glass screen, wash basin with drawer storage and a wc.

Externally, to the front is a spacious driveway leading to the garage, a good sized lawn with a range of trees, plants and shrubs. The south facing rear garden has a porcelain tiled patio, summerhouse, lawn and a range of plants and shrubs.

Langton Court is positioned between Runnymede Road and Darras Road, 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.





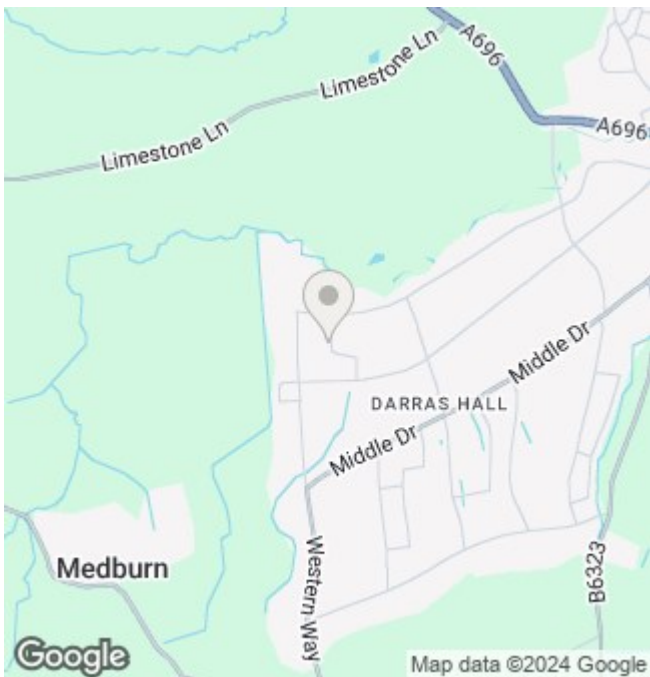
Energy Performance: Current D Potential C

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.