



- 4 Bed Semi Detached House
- Dining Room
- Utility Room & Cloaks WC
- Council Tax Band E / EPC Rating D

- NO ONWARD CHAIN
- Family Room
- Bathroom

- Lounge
- Kitchen
- Double Length Garage

This spacious 4 bedroom semi-detached house, presents an excellent opportunity to create a fabulous home to the purchasers own taste and requirements. The Entrance Lobby opens to the Entrance Hall with Cloaks/wc and stairs to first floor landing. The Living Room is to the rear and features a gas fire with traditional surround. Sliding doors open to the Dining Room with door to the rear garden. The Kitchen is fitted with a range of wall and base units, sink unit, electric oven, gas hob and wall mounted gas boiler. From the Kitchen a door leads to the Family Room with window to the front and door to the Utility Room fitted with a range of units, plumbing for washer and door to the Garage. Stairs lead to the first floor landing with doors to all rooms. Bedroom 1 has window to the front and opens to a shower area. Bedrooms 2 and 3 are both to the rear with fitted wardrobes. Bedroom 4 is currently used as a study and has a window to the front and fitted wardrobes. The Bathroom/WC is equipped with a wc, wash basin and paneled bath with shower over. The Garage is integral and accessed from the utility room with up and over door and door to the rear garden.

Externally, the Front Garden has lawn, a range of plants and shrubs and a gravel driveway. The Rear Garden has a lawn with shrubs and trees to the borders.

Darras Hall is a highly desirable estate, within ideal commuting distance of Newcastle, with excellent local amenities, enhanced by those in the adjoining village of Ponteland. Along with schools for all ages, there are a good range of shops including Waitrose, excellent choice of pubs and restaurants and a number of sporting a leisure facilities.





Energy Performance: Current D Potential C

Council Tax Band: E

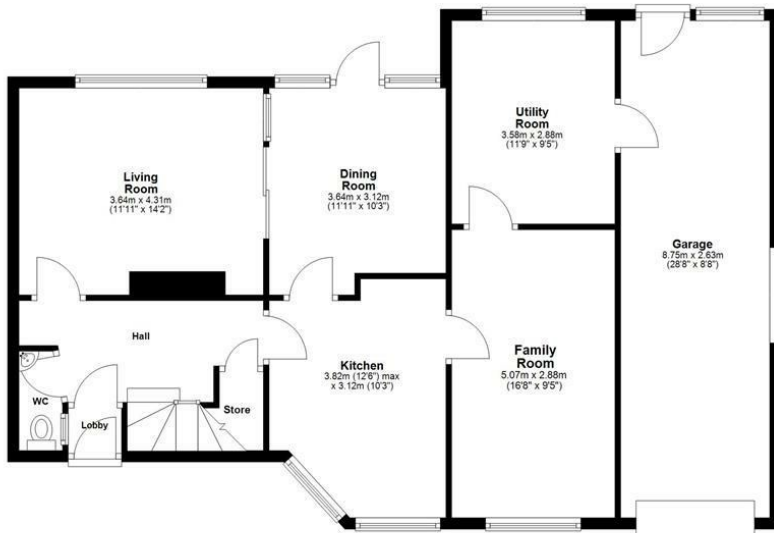
Distance from School:

Distance from Metro:

Distance from Village Centre:

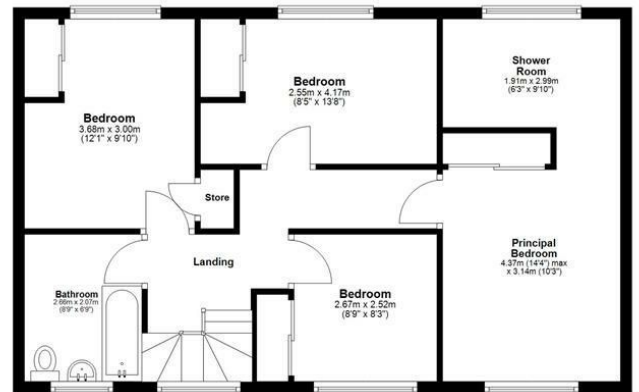
Ground Floor

Approx. 100.5 sq. metres (1082.1 sq. feet)



First Floor

Approx. 67.3 sq. metres (724.1 sq. feet)



Total area: approx. 167.8 sq. metres (1806.2 sq. feet)

Plan produced using PlanUp.



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.