



- Extended Detached House
- Living Room
- Utility Room & Cloaks WC
- Council Tax Band F / EPC Rating D

- 4 Bedrooms
- Dining Room
- Bathroom

- Study
- Breakfasting Kitchen
- Garage

This well presented, 4 bedroom detached house offers spacious and extended Living accommodation, within this pleasant cul-de-sac, on the highly sought after Darras Hall Estate. The Reception Hall with Cloakroom/WC, fitted with a wc and wash basin. The focal point of the Lounge is a living flame gas fire set within a traditional surround, a bay window to the front and French doors continue through to the Dining Room, with French doors to the rear garden. There is also a good sized Study to the front. The magnificent sized Breakfasting Kitchen is fitted with wall, base & display units, sink unit, double oven, electric hob with extractor over and cupboard with combi boiler. A spacious Utility Room has a range of units with sink unit. An inner hall has door to the rear garden and door to the double garage. Stairs lead from the hall to the First Floor Landing. All four bedrooms are fitted with wardrobes and over bed storage cupboards. The Bathroom/WC has a bath, wc, wash basin set into vanity unit and walk in wet room shower.

Both Front and Rear Gardens are landscaped and well stocked with lawns, a collection of plants and shrubs, a patio area to the rear and entrance gates to the front.





Energy Performance: Current D, Potential C

Council Tax Band: F

Northumberland County Council: 0345 6006400

Distance from Ponteland Primary School: 0.6 miles

Distance from Ponteland High School: 0.6 miles

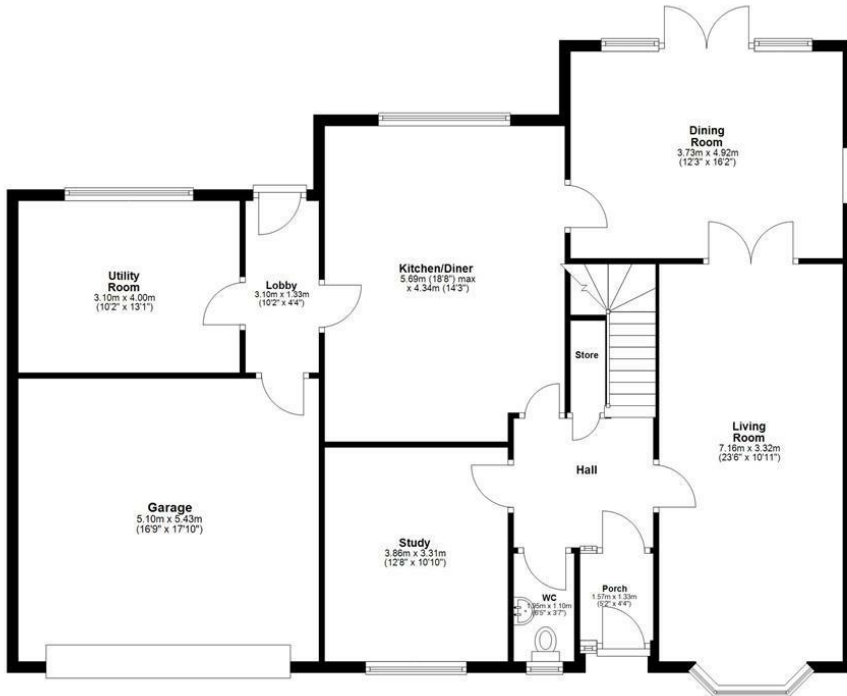
Distance from Newcastle Airport & Metro Stop: 1.7 miles

Distance from Newcastle City Centre & Railway Station: 8.8 miles

all distances are approximate

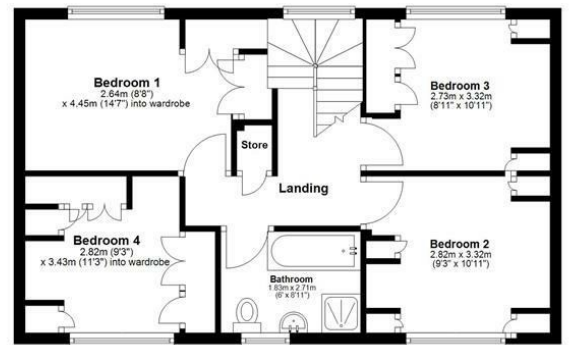
Ground Floor

Approx. 142.4 sq. metres (1532.9 sq. feet)



First Floor

Approx. 53.8 sq. metres (579.6 sq. feet)



Total area: approx. 196.3 sq. metres (2112.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The Plan is for illustrative purposes only. Version 1

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.