



3



2



2

- No Onward Chain
- 3 Bedrooms
- Living / Dining Room
- Council Tax Band E / EPC Rating D

- Detached Bungalow
- En-suite Shower Room
- Kitchen

- Lovely Gardens
- Bathroom
- Utility & Garage

This well presented 3 bedroom detached bungalow occupies a lovely corner plot on a quiet cul de sac within Darras Hall. The Reception Hall has a cloaks cupboard and leads to the 'L' shaped Living/Dining Room. The Living area has two large south facing windows to the front and a traditional style fire surround with inset electric fire. The spacious dining area has window to the rear garden and door to the Kitchen. The Kitchen is fitted with a range of wall and base units with split level oven, 4 ring gas hob with extractor hood. A door from the kitchen leads to a large utility room with space and plumbing for washing machine. There is a door to the garden and a door to the garage. From the hallway, there are doors to all bedrooms and the bathroom. Bedroom 1 has fitted wardrobes and overlooks the side garden. There is an en suite shower room equipped with a shower enclosure, wash basin and WC. Bedroom 2 is to the front and has fitted wardrobes to one wall with Bedroom 3, currently used as a study and to the side. The Bathroom is fitted with a suite comprising pedestal wash hand basin, panelled bath and wc.

Externally there are gardens to all sides with lawn, patio and a mix of trees and shrubs. A driveway leads to the double garage and provides parking for two cars.

Hawthorn Way is just off Eastern Way, in the sought after Darras Hall estate. The area is served with a good range of amenities, enhanced by the comprehensive facilities in the adjoining village of Ponteland, including schools for all ages, wide choice of shops such as Waitrose, variety of excellent pubs and restaurants and a range of sporting and leisure facilities. Darras Hall is well placed for access to Newcastle International Airport and within excellent commuting distance of Newcastle upon Tyne.

**Please see Floor Plan on Page 4 for room sizes.*





Energy Performance: Current D Potential B

Council Tax Band: E

Distance from School:

Distance from Metro:

Distance from Village Centre:

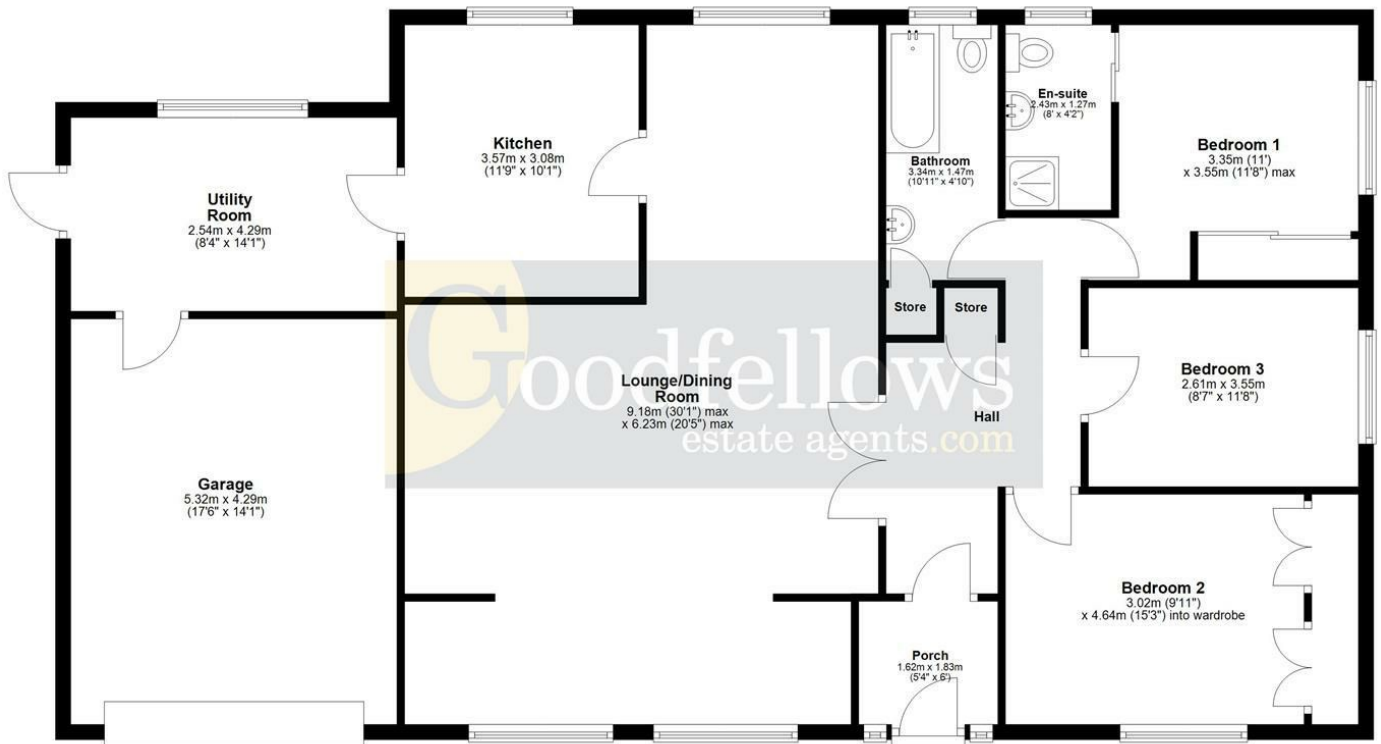
Please note all sizes and distances are approximate.

**2024
WINNERS**

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Ground Floor



Total area: approx. 149.8 sq. metres (1612.1 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.