



3



1



1

- Detached Bungalow
- 3 Bedrooms
- Dining/Kitchen
- Council Tax Band E / EPC Rating C

- Great Location
- Bathroom/WC
- Garage

- Very Well Presented
- Lounge
- Lovely Gardens

This 3 bedroom detached bungalow offers spacious and well appointed accommodation, in a delightful cul-de-sac setting, within the sought after Darras Hall Estate. Available with no upward chain, the Reception Hall, with double cloaks and storage cupboards, leads to the 23' Lounge, with inset feature electric fire and fitted storage cabinets to the recesses. There is an exposed polished wood floor and picture windows to the side and rear, with a French door to the rear garden. The Lounge is open to the 23' Dining Kitchen, well fitted with a range of wall and base units with curved end units, sink unit, granite work surfaces, split level electric oven with 4 ring gas hob and stainless steel/glass extractor over, integrated fridge, freezer and dishwasher, polished tiled floor and picture window to the side. Bedroom 1 is to the side and has a range of fitted and built in wardrobes. Bedroom 2 is to the front and has fitted wardrobes and a dressing table. Bedroom 3 is to the front. The Bathroom/WC has a wc with concealed cistern, vanity unit with wash basin, bath with shower mixer, shower quadrant with mains shower unit, fully tiled walls and floor and a chrome towel warmer. There is an attached Garage with up and over door, range of units, sink unit, central heating combination boiler and door to the rear.

Externally, this property stands in generous, private gardens. The Front Garden is lawned with mature shrubs and driveway to the garage. The beautiful Rear Garden is lawned with a collection of shrubs and plants, with hedge surround and gardens continuing to the sides, with garden shed and greenhouse.

Ashdale is pleasantly situated just off Linden Way, which itself is off Middle Drive. There is good access to local shops and schools for all ages. Comprehensive amenities can be found in the adjoining 'village' of Ponteland, with a variety of pubs and restaurants, as well as a range of sporting and leisure facilities.

Entrance Hall

Lounge 23 x 12'6 (7.01m x 3.81m)

Kitchen/Diner 23'3 x 8'2 (7.09m x 2.49m)

Bedroom 1 13'2 x 9'10 (4.01m x 3.00m)

Bedroom 2 11'2 x 9'9 (3.40m x 2.97m)

Bedroom 3 11'3 x 8'10 (3.43m x 2.69m)

Bathroom WC 8'10 x 7'6 (2.69m x 2.29m)

Garage 19' x 9 (5.79m x 2.74m)

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





Energy Performance: Current C Potential B

Council Tax Band:

Distance from School:

Distance from Metro:

Distance from Village Centre:

Please note all sizes and distances are approximate.

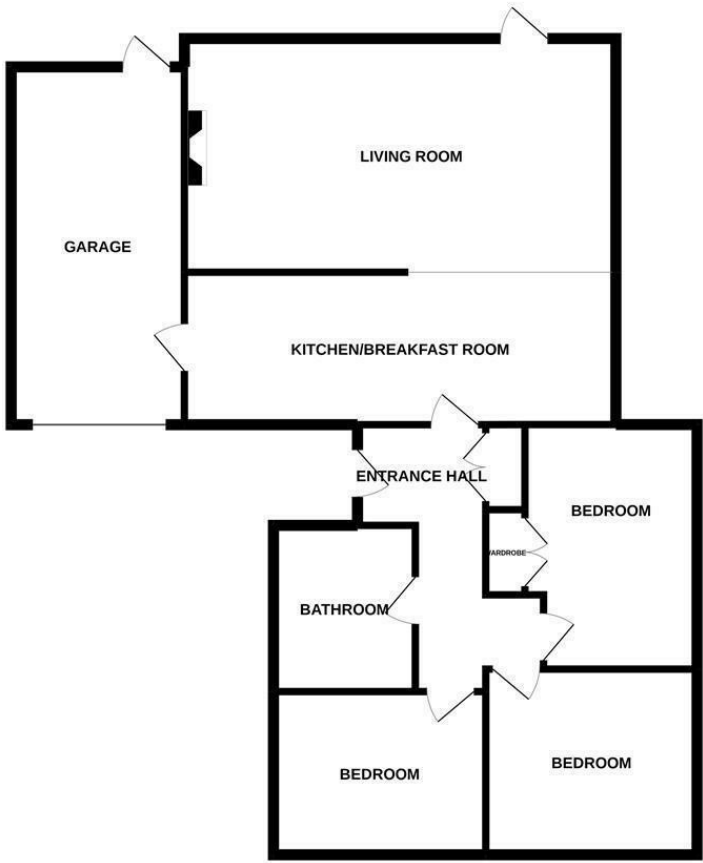


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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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