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- Detached Bungalow
- Living/Dining Room
- Sun Lounge
- Council Tax Band E / EPC Rating D

- No Onward Chain
- Kitchen
- Twin Garage

- 3 Bedrooms
- Bathroom
- Utility Area

A 3 bedroom detached bungalow occupying a mature plot facing open fields on a quiet cul de sac within Darras Hall. The property would benefit from modernising, and presents an opportunity to create a superb home to the purchasers own taste and requirements. The Reception Hall leads to the 'L' shaped Living/Dining Room. The Living area has south facing windows to the side, a traditional style fire surround with inset electric fire and patio doors to the sun room. The dining area has window to the side and door to the Kitchen. The Kitchen is fitted with a range of wall and base units, sink unit and a door to the garage and to a utility area with plumbing for a washer and a door to the rear garden. From the inner hallway doors to all bedrooms. Bedroom 1 has a range of fitted wardrobes and overlooks the front garden. Bedroom 2 also has wardrobes and is to the side, with Bedroom 3 to the front. The Bathroom is fitted with bath, pedestal wash hand basin, wc and a shower enclosure. The Garage has two up and over access doors.

Externally the front garden has lawn and driveway leading to the garage. The well stocked rear garden features a mix of trees and shrubs, a paved patio and lawn.

Beech Court in just off Western 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 the City.

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





Energy Performance: Current D Potential C

Council Tax Band: E

Distance from School:

Distance from Metro:

Distance from Village Centre:

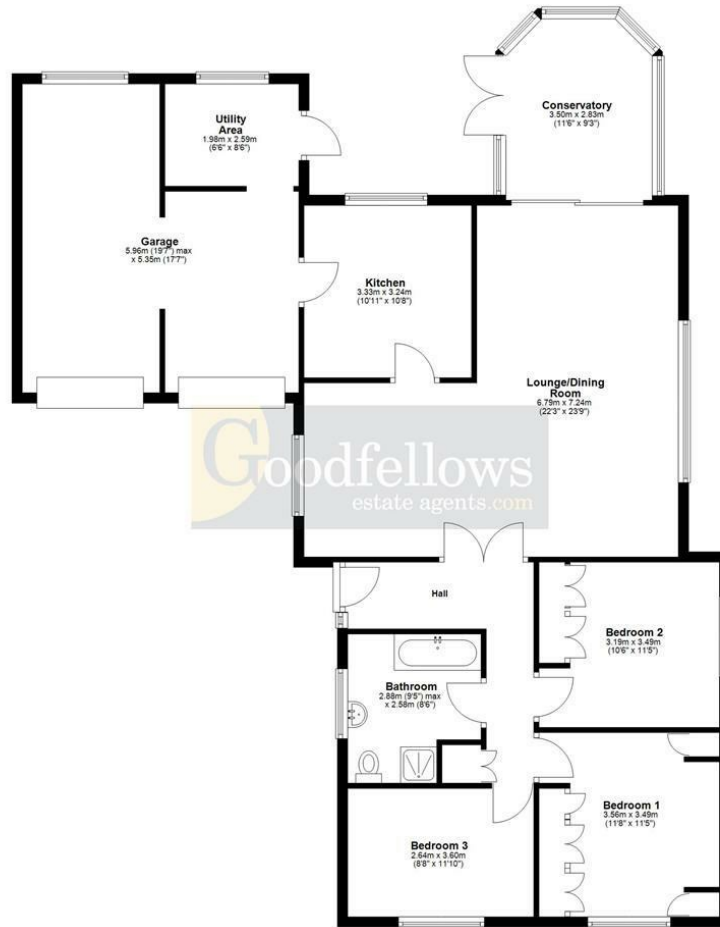
Please note all sizes and distances are approximate.

**2024
WINNERS**

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Ground Floor



Total area: approx. 141.6 sq. metres (1524.0 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.