



rare! From Sanderson Young



89 Darras Road  
Darras Hall, Ponteland



89 Darras Road, Darras Hall, Ponteland, Newcastle Upon Tyne NE20 9PQ

Offers in Excess of £1,400,000

**IMPRESSIVE FIVE BEDROOM DETACHED HOUSE, WITH A MAGNIFICENT NEWLY CREATED ELECTRIC GATED ACCESS & DRIVEWAY FROM DARRAS ROAD, GENEROUS 0.3 ACRE, SOUTHERLY FACING GARDEN PLOT AND INTEGRAL DOUBLE GARAGE.**

A substantial and imposing modern detached house, with a prime position on Darras Road close to Ponteland village - the house has a stunning newly created brick pillared and secure wrought iron gated entrance, giving an impressive road frontage on the approach to the house. The superb family home has many attractive design features including; a pillared portico entrance, underfloor heating throughout, stylish and high specification fixtures and fittings to the kitchen and bathrooms, and high quality oak internal joinery adding warmth to this light and spacious home. Externally, there are large mature rear lawned gardens with laurel hedging planted and estate railings recently added, with a beautiful paved patio terrace leading from the sitting room.

**Ground floor** - Portico entrance | Generous reception hallway with a superb gull wing staircase leading to the first floor galleried landing | Ground floor wc and cloakroom | Fabulous sitting room with two sets of French doors opening to the terrace and garden, feature fireplace and excellent bespoke bar area | Versatile second reception room/living room | Beautiful, modern and well appointed family kitchen/breakfast room, with a large central island with breakfast bar, an extensive range of cabinets with quartz work tops, double oven, integrated dishwasher, and American Samsung fridge freezer | Laundry/utility room with access to the double garage and garden

**First floor** - Stunning galleried landing with oak banister overlooking the ground floor reception hallway, full height vaulted ceiling and French doors leading to a covered stone balcony with architrave window | Superb master bedroom with archway to a luxury en suite bathroom, with freestanding bath, double shower and twin wash hand basins | Four further double bedrooms, all with well appointed en suite shower/bathrooms | Steam room in one bedroom, currently used as gym

**Externally** - the house has a fabulous 0.3 acre plot on Darras Road, with an impressive frontage and electric gated access to a large driveway. The main garden area and terrace enjoys a lovely sunny southerly facing aspect, with extensive lawns and a stone terrace seating area, ideal for outside entertaining and barbecues - there is mature hedging and trees to the eastern boundary, with recently planted laurel hedging and estate railings added. Integral double garage.

**Services:** Mains gas, electric, water and drainage | **Tenure:** Freehold | **Council Tax Band:** G | **EPC Rating:** C









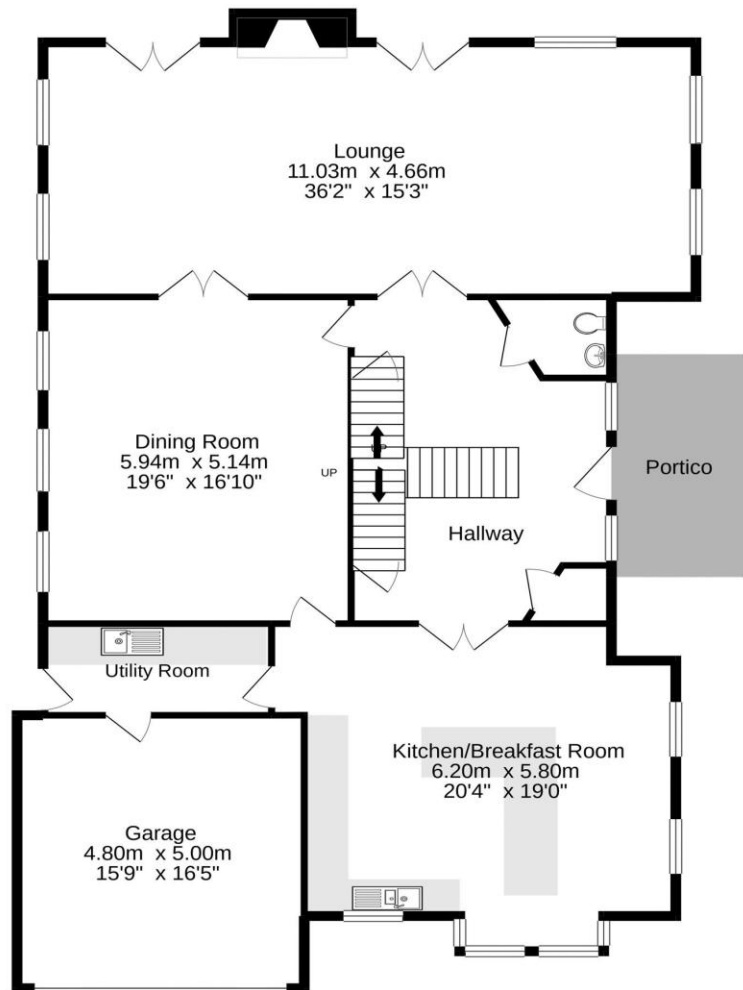




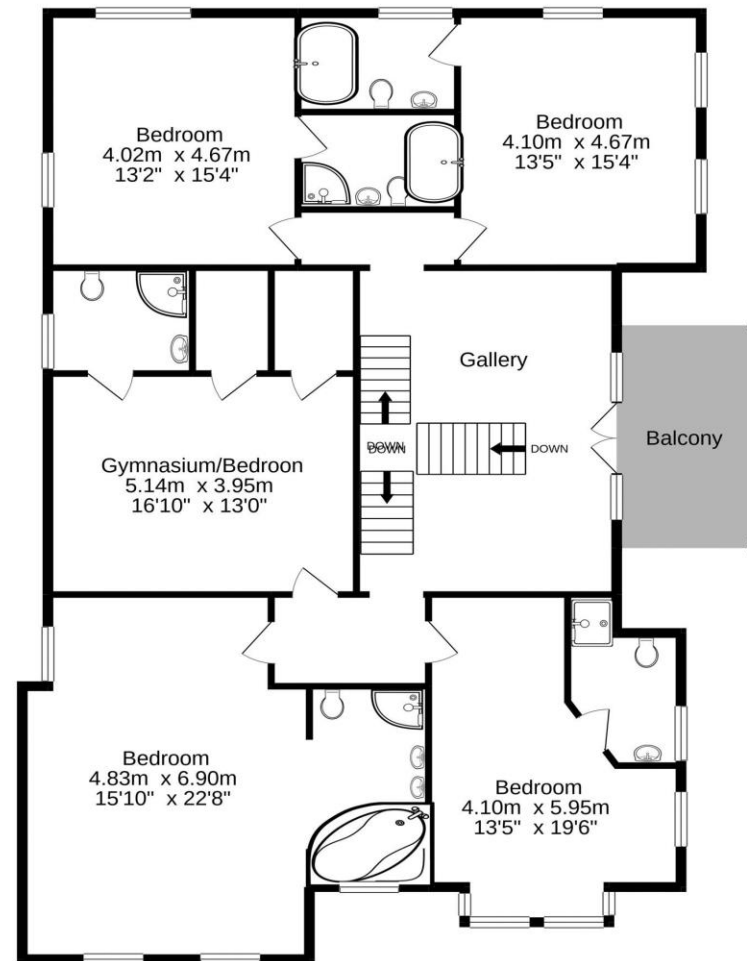




Ground Floor



First 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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