



39 Woodlands

Darras Hall





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Darras Hall, Ponteland, Newcastle upon Tyne NE20 9EU

An immaculately presented and fully refurbished, four bedroom detached house located in a private and secluded plot of 0.318 acres, to the head of the cul de sac in Woodlands. Finished to an exceptional standard throughout, the impressive family home benefits from a fabulous south facing rear garden and terrace, integral double garage and gated driveway for a number of cars.

A beautifully presented, four bedroom family home, which has been redesigned and updated by the current owner over the last 5 years, with complete redecoration throughout and remedial works including; new fuse box, LED lighting, rewiring with motion sensor lighting added externally, two replacement gas boilers and roof works also completed with new fascias and gutters.

The house, originally a five bedroom house, has been reconfigured to allow for a large dressing room in the former 5th bedroom, and this could be reinstated by any future buyers seeking five generous bedrooms.

Price Guide:

Offers in the Region Of £1,100,000

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Interior Design changes include; superb 'Nook' designed oak staircase and cloaks cupboard, new flooring and carpets to the main reception areas, a new fireplace created in the dining room, quality fitted wardrobes added to the three double bedrooms, and a redesign and complete refit of the dressing room to the master bedroom. Bespoke furniture has also been built into the study, cinema room and kitchen, including a Fisher & Paykel wine fridge. Externally, new 'Nortech' garage doors have been fitted and the garden has been landscaped.

The accommodation comprises:

Ground Floor: Vestibule | Reception hallway with oak staircase with built in cloaks and seating area | Ground floor wc | Dining room with feature fireplace | Superb home office with bespoke fitted desk and storage by 'Swiftfix Design' | Lovely family room Conservatory overlooking the garden | Cinema room with bespoke storage | Magnificent family kitchen/breakfast room with large central island and integrated appliances | Utility/laundry room with access to the garage

First Floor: First floor landing | Fabulous master bedroom suite with impressive, large fitted dressing room (option to create 5th bedroom) and additional smaller dressing room | Ensuite bathroom/wc | Three further generous double bedrooms, all with ensuite shower/wc and a range of fitted wardrobes | Access to boarded attic with lighting



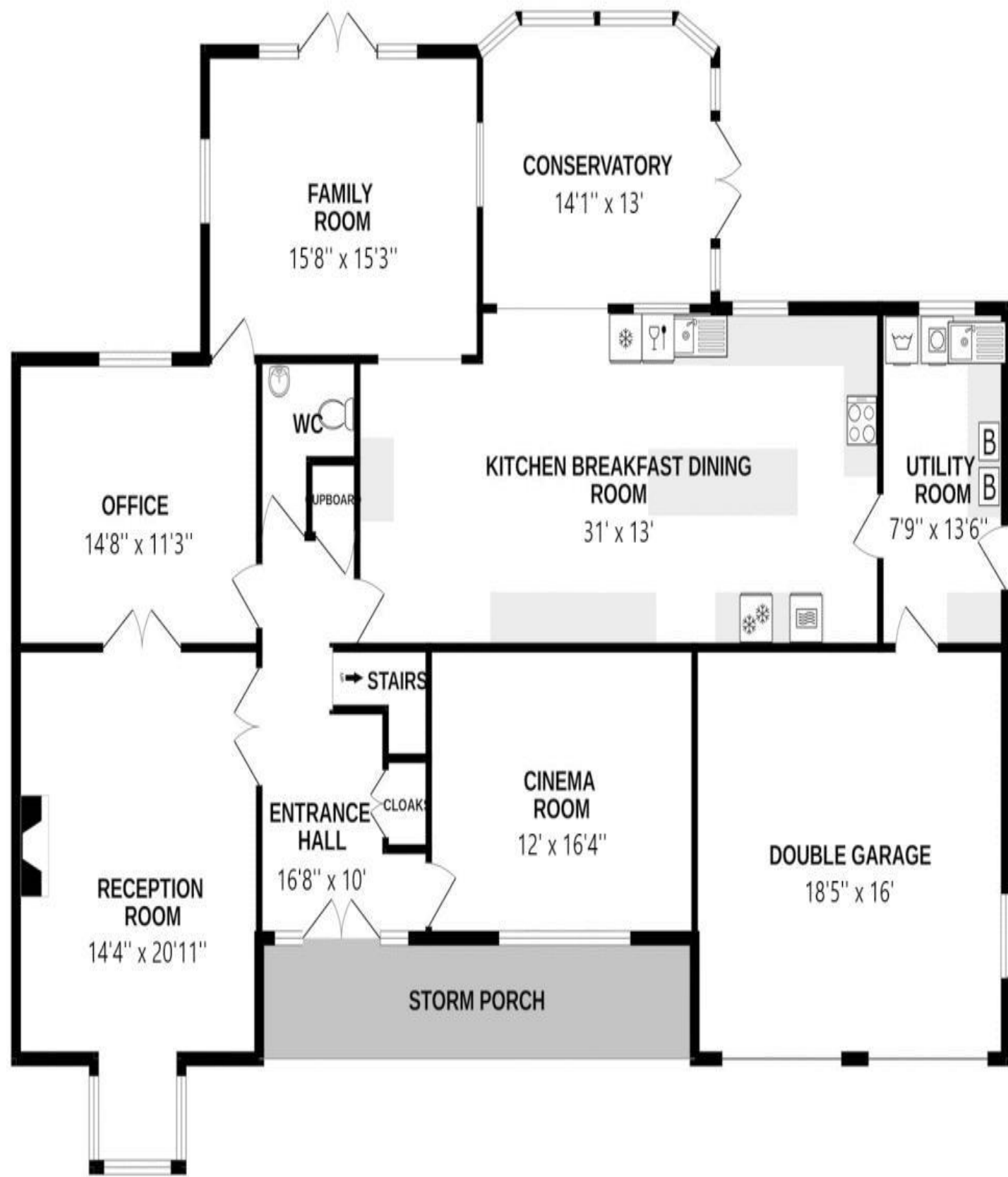
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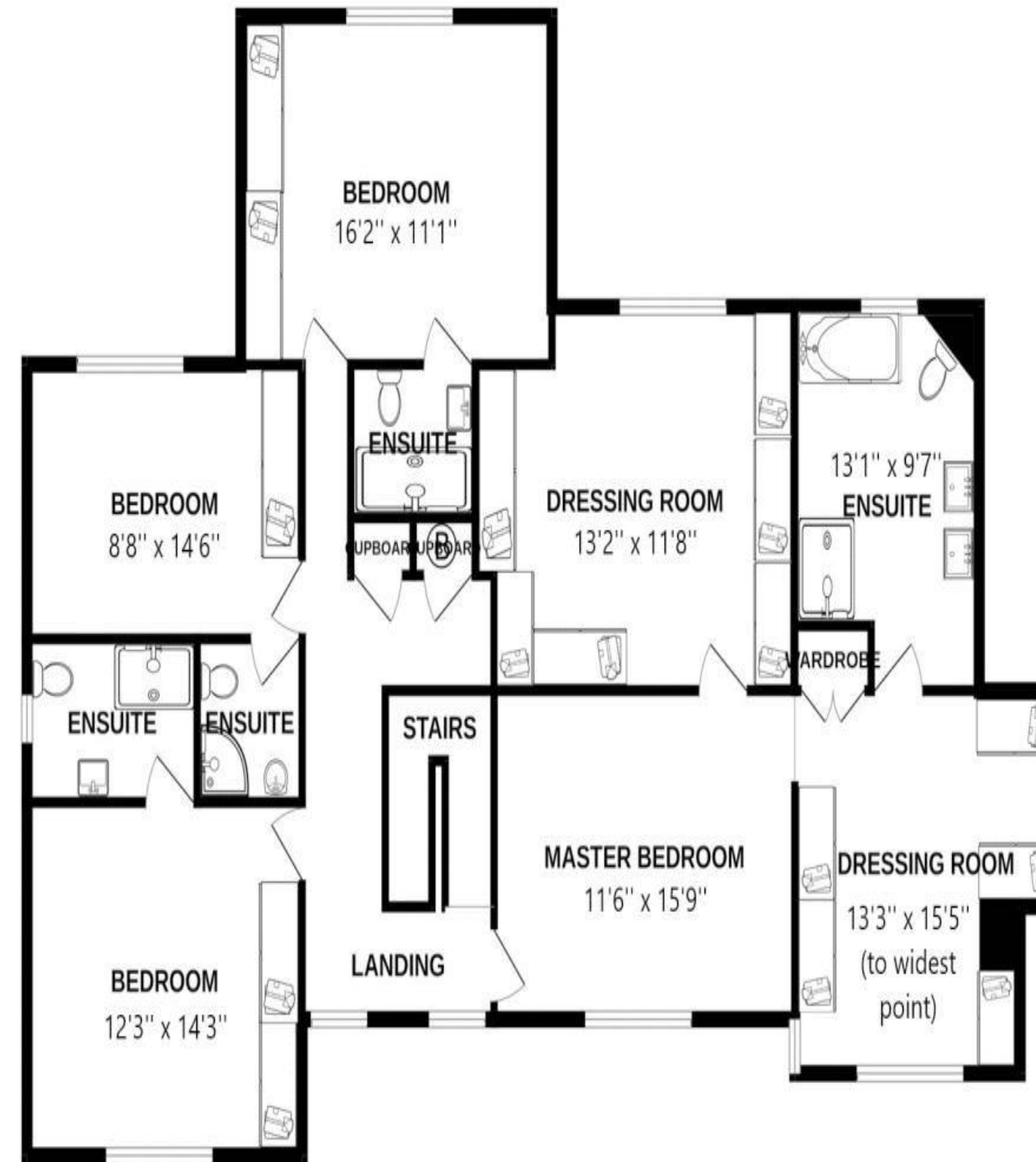




GROUND FLOOR



1ST FLOOR



Externally: The house is approached via a gated pillared entrance, leading to an extensive driveway and integral double garage.

The gardens are lawned with mature trees to the boundary, giving excellent privacy to the gardens and house; there is a large paved terrace seating area leading from the conservatory, ideal for al fresco dining and entertaining.

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

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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