33 Fellside
Darras Hall, Ponteland

33 Fellside, Darras Hall

Ponteland, Newcastle upon Tyne NE20 9JP

Stylish, individually designed, fully refurbished, and extended, this three/four-bedroom detached house is an impressive modern family home located in a quiet cul-de-sac off Edge Hill. Finished to an exceptional standard throughout, this home includes sustainability features such as PV panels on two roof areas and a battery storage facility, ensuring low-cost energy. Viewing is essential.

Key Features:

Stylish brick and render detached modern house | High specification finish with great attention to design detail Sustainability features: PV panels and battery storage

Interior Features:

Ground Floor:

Reception Hallway: Marble effect tiled floor with LED floor up-lighting, high-quality oak staircase with glass balustrade, bespoke shoe storage, and glazed wine store | Home Office/Ground Floor Bedroom Four: Attractive herringbone wood floor | Cinema Room: Recessed ceiling mood lighting, projector, and in-wall surround sound speakers | Sitting Room: Feature fireplace/media wall, part wood panelled walls

Price Guide:

Guide Price £860,000

🛏 4   🛋 3   🛏 3   📊 TBC

Open Plan Family Living/Kitchen Space: Living and dining area with two sets of bifold doors opening to the terrace and garden. Bioethanol feature fireplace dividing the family snug area from the kitchen/dining room | Kitchen: Bespoke design with light grey cabinets, large central island/breakfast bar with double underslung Belfast style sinks, Quooker tap, wine fridge, larder-style cupboard, integrated double oven, induction hob, fridge/freezer, and dishwasher

Utility Room: Houses washing machine and tumble dryer, floor and wall cupboards, stainless steel sink, and additional shoe cupboard storage.

First Floor:

Landing: Built-in storage and loft access | Master Bedroom Suite: Excellent natural light from the full height vaulted ceiling and glazed front elevation | Dressing room area with fitted wardrobes and storage | Ensuite Bathroom: Marble tiling, dual walk-in shower with twin rainfall heads, freestanding bath, twin round wash hand basins set on a vanity cabinet, and WC

Guest Bedroom Two: Dormer window overlooking the garden, ensuite shower room with WC | Bedroom Three: Large double bedroom

Family Bathroom: Double-ended bath, walk-in shower, WC, basin, and Travertine tiling.

Mary Walker
0191 223 3500
Mary.Walker@sandersonyoung.co.uk

Ground Floor
Approx. 150.9 sq. metres (1624.1 sq. feet)

Snug
4.74m x 3.80m
(15'6" x 12'6")

Kitchen/Dining Room
5.38m x 7.59m
(17'8" x 24'11")

Sitting Room
4.80m x 3.80m
(15'9" x 12'6")

WC

Utility Room
1.36m x 3.09m
(4'6" x 10'2")

Cinema Room
4.45m x 5.08m
(14'7" x 16'8")

Reception Hall
8.73m x 2.43m
(28'8" x 8')

Office
3.15m x 4.68m
(10'4" x 15'4")

Store
1.68m x 4.68m
(5'6" x 15'4")

First Floor
Approx. 122.8 sq. metres (1321.3 sq. feet)

En-suite
1.51m x 3.80m
(4'11" x 12'5")

Bathroom
2.23m (7'4")
x 3.79m (12'5") max

Bedroom
6.33m (20'9") max
x 3.70m (12'2")

Bedroom
4.72m (15'6") max
x 3.80m (12'5")

Landing
1.20m x 3.79m
(3'11" x 12'5")

En-suite
2.75m x 4.68m
(9' x 15'4")

Master Bedroom
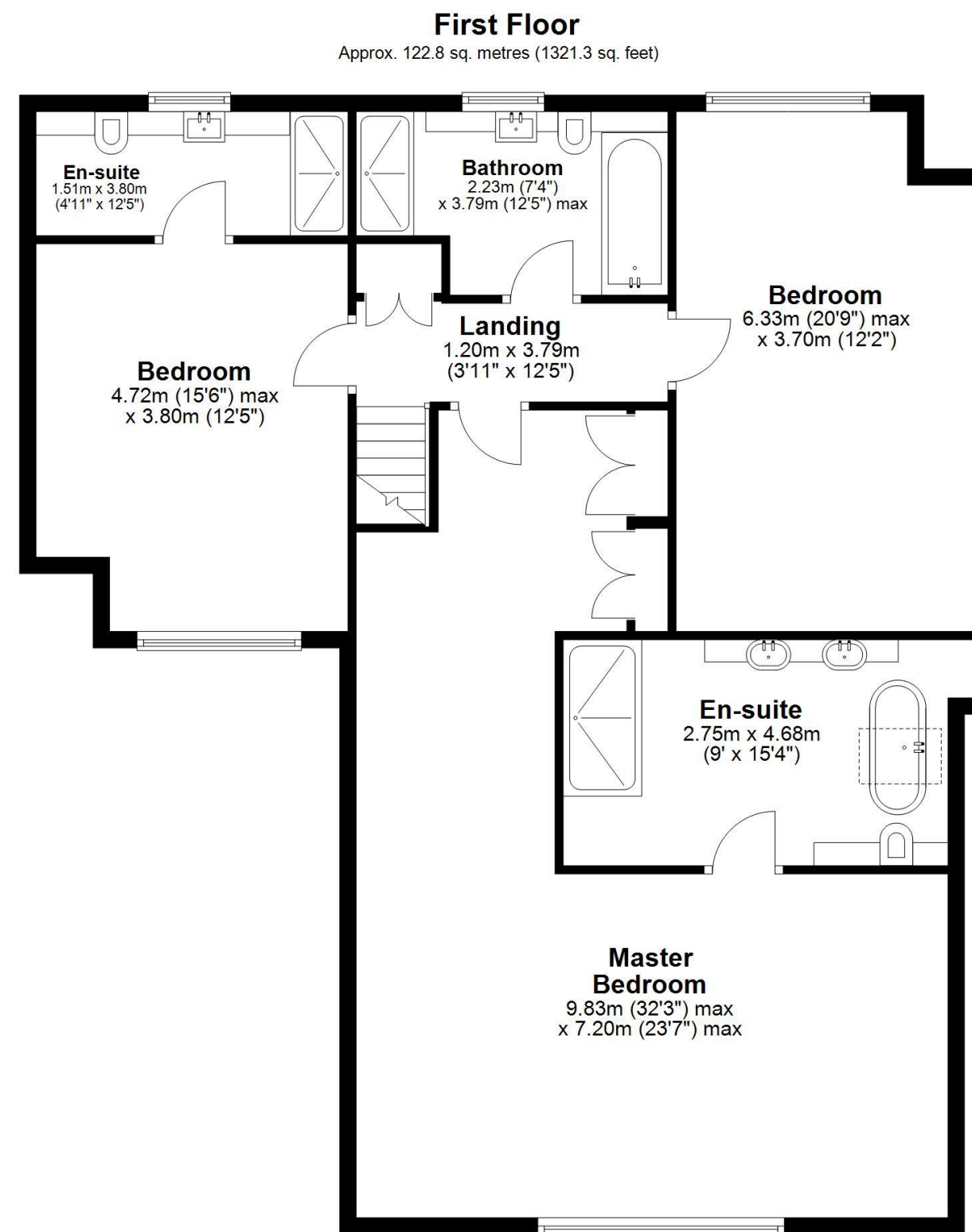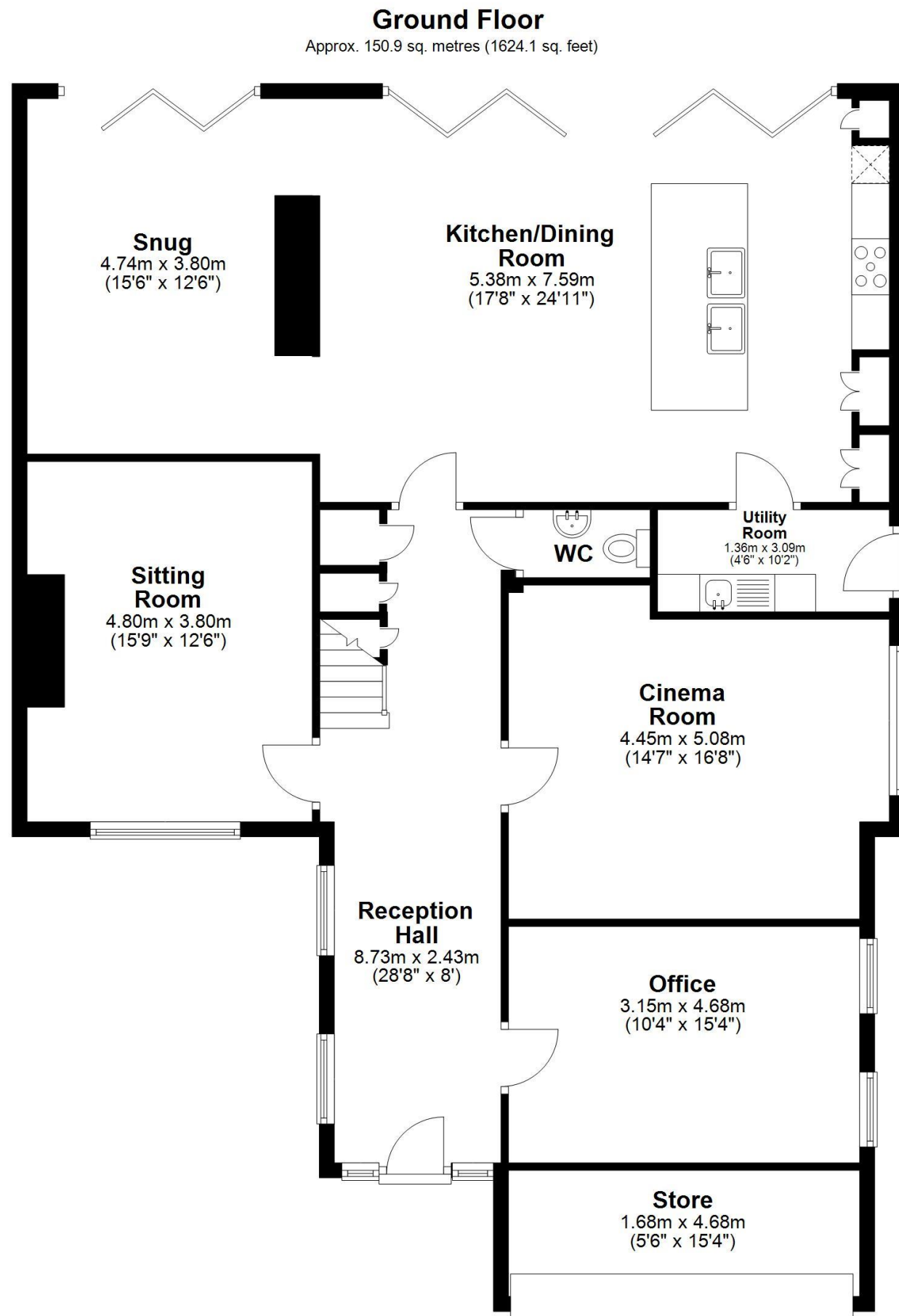9.83m (32'3") max
x 7.20m (23'7") max

Total area: approx. 273.6 sq. metres (2945.4 sq. feet)
33 Fellside, Darras Hall

Exterior Features:

Front: Electric double steel gates leading to a secure and attractive driveway with parking for multiple cars | Landscaped front garden with paved terraces and white pebble beds

Former Garage/Garden/Bike Store: Electric garage door

Rear Garden: Attractive lawned garden with mature hedging for privacy, large Trex composite decked terrace spanning the full width of the house, ideal for outdoor entertaining and barbecues | Aluminium Framed Pergola: Tilting louver panels, built-in mood lighting, infrared heaters, and retractable sides for extra comfort.

Energy Efficiency:

Low Energy Usage: Photovoltaic panels on two roof areas, smart inverter linking to battery storage, water immersion heater, and a smart electric vehicle charger system.

33 Fellside
Darras Hall, Ponteland

rare!
From Sanderson Young