



37 Runnymede Road

Darras Hall





37 Runnymede Road Darras Hall, NE20 9HG

This outstanding, detached family home was built to a very high standard of construction and design by the current owner approximately 17 years ago.

One of the most outstanding features of the property is undoubtedly its stunning mature garden site which has been beautifully landscaped and immaculately cared for over the years. The house itself has been very well maintained and provides spacious accommodation of circa 4000 sq ft which briefly comprises:

Ground Floor: Delightful vestibule with a cloakroom | Reception hallway with oak staircase leading to the first floor with a shower room/WC | Very impressive formal drawing/living room with magnificent feature fireplace of Portland stone with duel fuel burning stove and large windows overlooking the rear gardens | Family snug | Study | Superbly equipped, light and bright kitchen/breakfast room to the rear of the house with a range of French oak cabinets, built in appliances including twin ovens, and an American fridge freezer, as well as a large breakfast bar with wine cooler and further storage. The kitchen also benefits from double doors opening out to the rear gardens | Utility passageway leading into the garage.

Price Guide:

Guide Price £1,395,000

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First Floor: First floor landing | Principal suite with a modern ensuite bathroom with bath and separate shower, as well as a separate dressing room with fitted wardrobes | Bedroom two is a good sized double with lovely ensuite shower room

Bedrooms three and four are further doubles, both with fitted wardrobes | Beautiful main bathroom with bath and jacuzzi shower/hydromassage and steam unit | Large attic storage room which shows potential to create further accommodation.

Externally: The magnificent rear gardens are stunning with a rear terrace of natural slate, beautiful contrasting sitting areas, walkways, pathways and fabulous borders with mature shrubs and planting which give colour throughout the seasons. The external frontage onto Runnymede Road is very impressive, with entrance gates and a side pedestrian entrance leading into the courtyard and opened pebble driveway which is delightful, and benefits from external camera security system. Access connects to the side of the house to the single plus garage, which then extends into what was originally the garage at the rear and side of the property and now provides superb storage, as well as accommodating the gas central heating boiler.

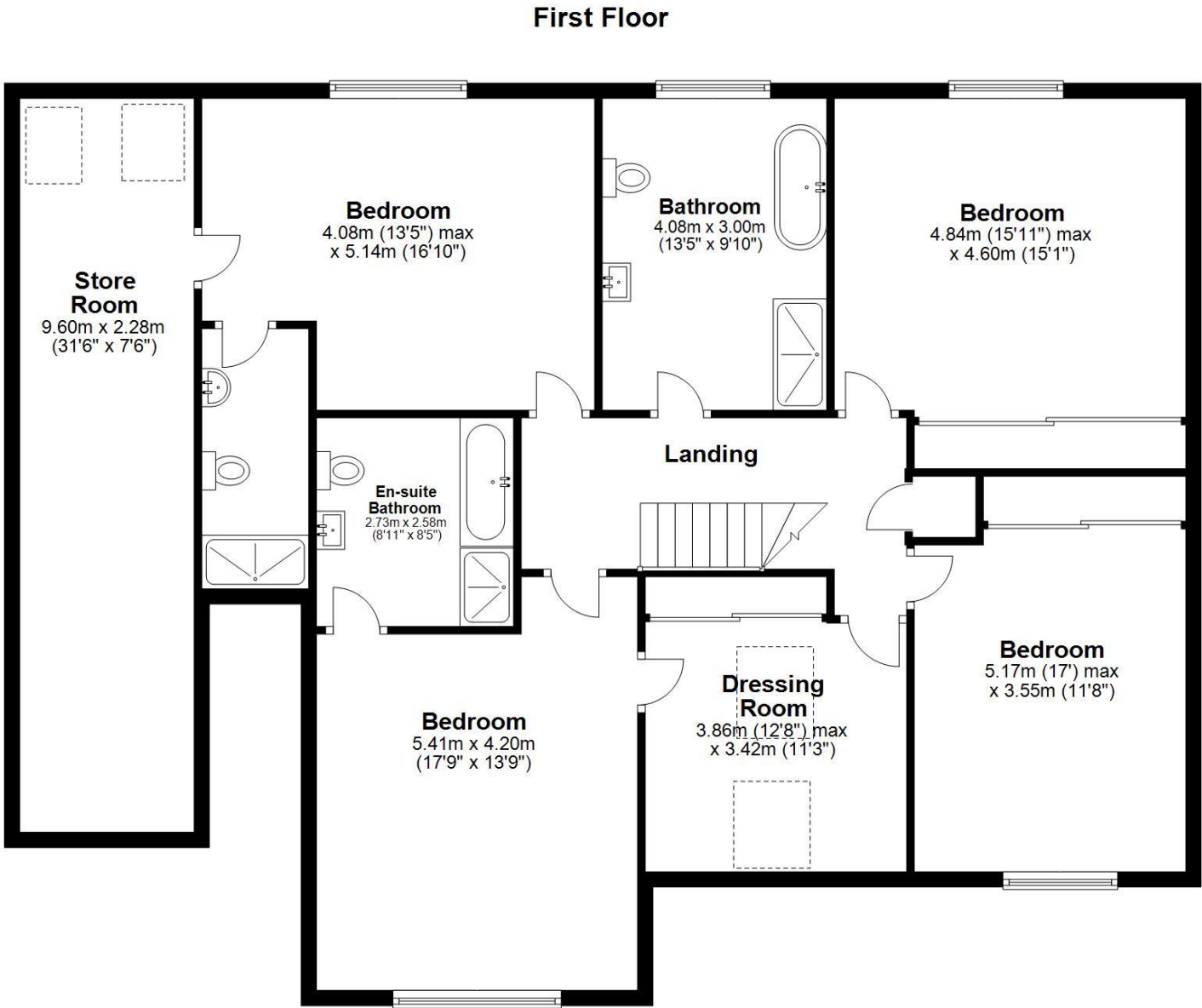
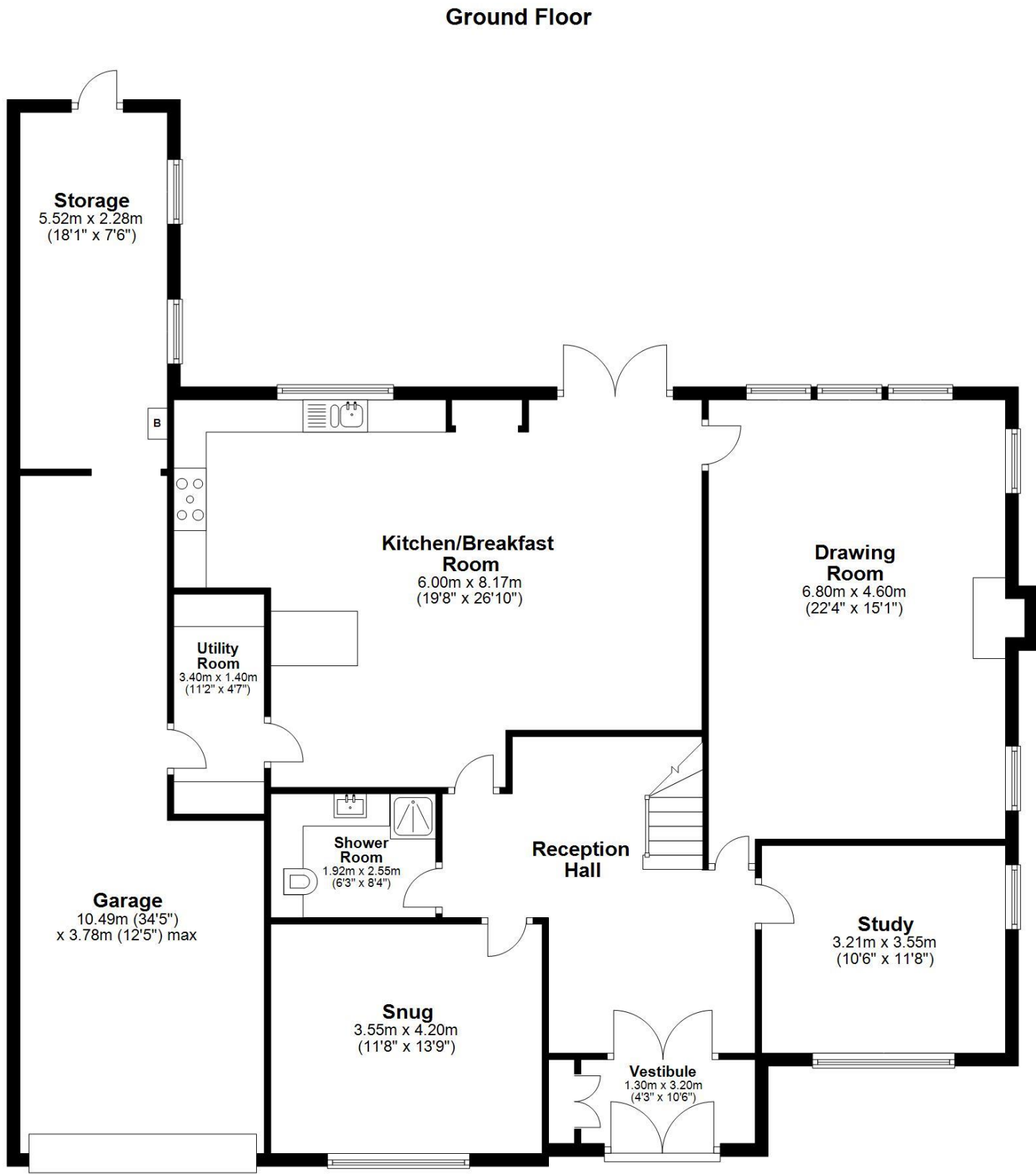


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Enjoying a fabulous location close to Ponteland Village, this outstanding property enjoys easy accessibility for local shopping facilities, impressive church, public inns and restaurants. This lovely property must be viewed to appreciate the stunning garden site that it offers.

Services: Mains electric, gas, water and drainage | Tenure: Freehold | Council Tax: Band F | Energy Performance Certificate: Rating: C

Total area: approx. 334.7 sq. metres (3602.2 sq. feet)
37 Runnymede Road, Ponteland, -



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rare!
From Sanderson Young

