



188 Darras Road

Darras Hall, Ponteland

rare!
From Sanderson Young





188 Darras Road
Darras Hall, Ponteland

A magnificent five bedroom luxury home, completed in 2012, with individually designed and very versatile accommodation of 5000 sq ft.

This impressive state of the art Crestron controlled smart home, which is offered fully furnished as shown, occupies a mature garden plot which has been stylishly landscaped with beautiful lawns and pathways, a large rear patio as well as a breakfasting patio to the side of the house, a meandering stream, external lighting, mature trees and shrubbery to the boundaries.

The house has an attractive frontage on the desirable Darras Road, with a lovely stone wall and electrically operated gates with intercom system connecting to the property and extensive block paved driveway benefitting from underdrive heating.

Price Guide:
Guide Price £1,495,000

5 4 5 B







The accommodation briefly comprises:

Stunning principal reception hallway with Titanium Granito flooring and beautiful sweeping staircase by Clifford Chapman
 Formal living room benefiting from bespoke handmade walnut cabinet | Sliding pocket doors then lead into the dining room, also well equipped with walnut furnishings | The rear of the hallway connects to a highly impressive kitchen with walnut and maple handmade cabinetry and extensive built in domestic appliances including a Teppanyaki hot plate and indoor barbecue | Further prep kitchen/utility room | Cinema room with state of the art high end KEF Dolby Atmos system | Side reception leading to downstairs cloakroom/WC | Further family snug | Double integral garage with doors from the Italian design company, Silvelox.

The staircase then provides access to five double bedroom suites, three with walk in wardrobes | The principal suite benefits from a mezzanine dressing area and Villeroy & Boch slipper bath | The further four double bedrooms all benefit from fitted furniture and luxurious en-suites.



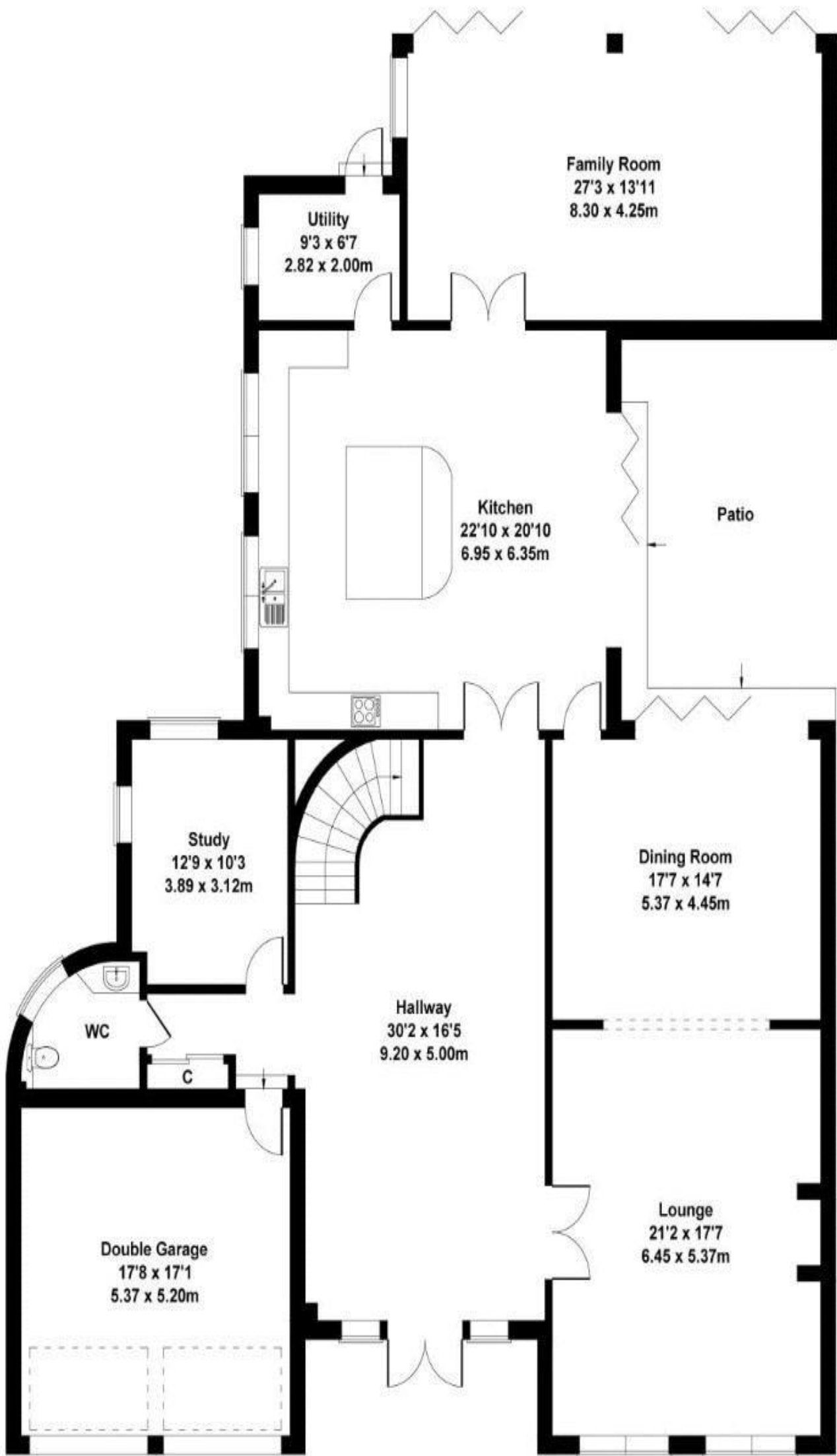
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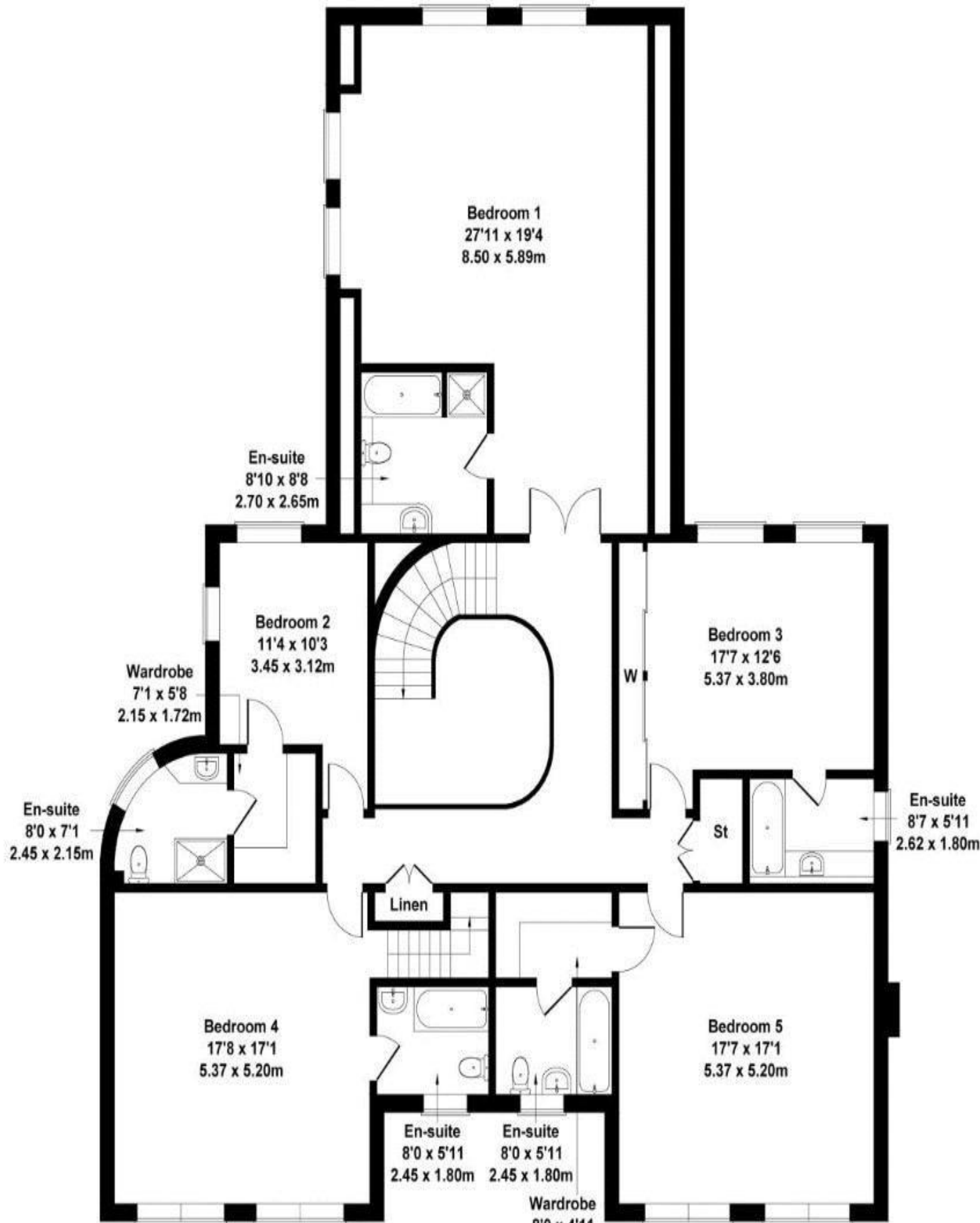


188 Darras Road, Darras Hall, Ponteland, NE20 9AF

Approximate Gross Internal Area
4941 sq ft - 459 sq m



GROUND FLOOR



FIRST FLOOR

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023



The property has a state of the art audio system with LED displays to the principal rooms controlling the alarm system, lighting, audio and entrance gates.

Externally, the gardens are landscaped with enclosed terraces and concealed seating areas, ideal for the summer months. There is also a meandering stream that runs through the lawned gardens.

This property is a highly impressive house and early viewings are strongly recommended.

Services: Mains electric, gas, water & drainage | Tenure: Freehold | Council Tax: Band: H | EPC: B



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