



33 Darras Road

Darras Hall





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Darras Hall, Ponteland, Newcastle upon Tyne NE20 9PD

33 Darras Road is a beautiful, detached family home, situated on this desirable residential street within the heart of Darras Hall.

The outstanding property offers over 5460 sq ft of versatile accommodation finished to a high specification, combining traditional and contemporary styling with ease and with many bespoke features.

This charming family home sits in circa 1 acre of private and mature grounds which are predominantly south facing.

The accommodation comprises:

Ground Floor: Entrance hall with staircase leading to the first floor | Cloakroom/WC | Lovely snug with traditional fireplace and storage to the alcoves

Impressive drawing room with two sets of French doors leading out to the rear terrace and gardens Dining room with French doors to the gardens | Study/TV room

Price Guide:

Guide Price £1,750,000

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Magnificent open plan kitchen, dining and family space with arched windows and a bespoke Mowlem & Co fitted kitchen with a mixture of stone and wooden worktops, a Falcon range cooker, and a central island with breakfast bar; the dining area offers doors leading out to the gardens

Utility room with access to the integral garage which leads through to the boiler room/bike store

Guest bedroom suite with refitted en suite shower room with three piece suite

First Floor: Principal bedroom suite with lovely dressing area with bespoke fitted wardrobes and a central island | Refitted ensuite bathroom

Guest bedroom suite with dressing room and en suite bathroom

Further double bedroom with dressing room and en suite | Two further double bedrooms, one with en suite | Large family bathroom



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Externally: The property is accessed via a stone entrance, with electric gates, that leads up to a gravelled driveway; the driveway in turn gives access to the front of the property and to the double garage.

33 Darras Road sits in approximately one acre of private grounds and gardens which lie predominantly to the south of the property; the gardens are mature with a lovely terrace, ideal for entertaining, paved walkways, a summer house, several seating areas and tall hedged boundaries offering privacy from the outside world.

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



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rare!
From Sanderson Young