



56 Darras Road

Darras Hall, Ponteland





56 Darras Road, Darras Hall
Ponteland, Newcastle upon Tyne NE20 9PG

56 Darras Road is a fabulous, detached family home occupying a superb garden site of 0.3 acres, in a prime residential area of Darras Hall.

Purchased seven years ago by the current owners, the property has been well cared for and maintained and enjoys convenient access into Ponteland village with its local amenities including reputable schools.

The accommodation comprises:

Ground Floor: Large glass fronted porch | Light and bright reception hall | Study/playroom | Lounge with lovely fireplace and views over the front garden

Living/family room, leading from the lounge, with a delightful aspect over the rear gardens | Large dining room

Price Guide:

Guide Price £1,095,000

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Fabulous, large kitchen/breakfast room with a stunning kitchen, very well equipped and fitted with a range of white cabinets, granite worktops and very impressive free standing refrigerator, freezer and cooking range | The breakfasting area overlooks the gardens with access onto the terrace

Side passageway with gardeners WC and access to the side of the house | Large utility and laundry room, well equipped and fitted with excellent cloaks storage space, drawer units and access to the garden

First Floor: Principal bedroom with luxurious en suite dressing room with fitted wardrobes, and shower room/wc

Four further double bedrooms, two with en suites | Family bathroom .



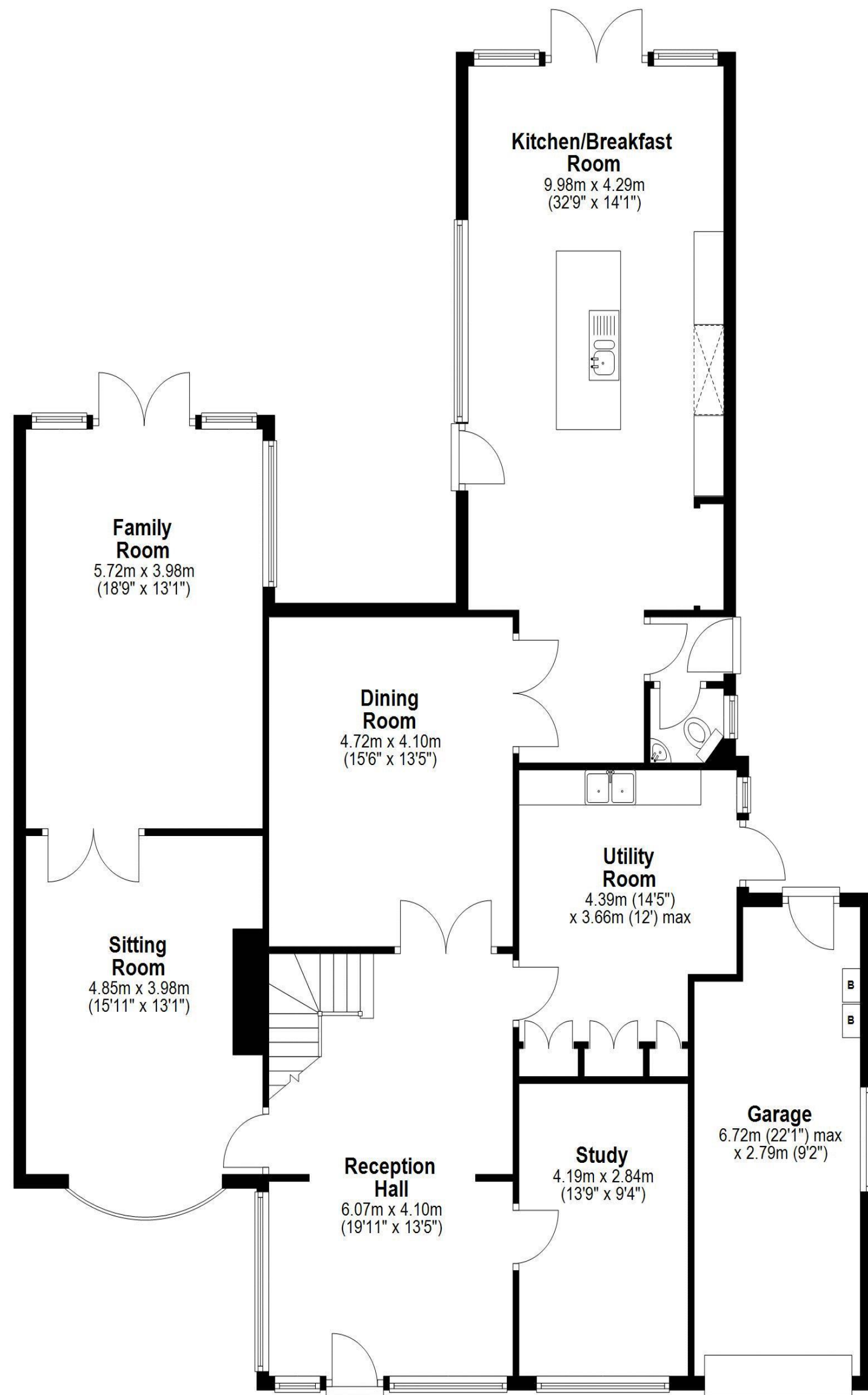
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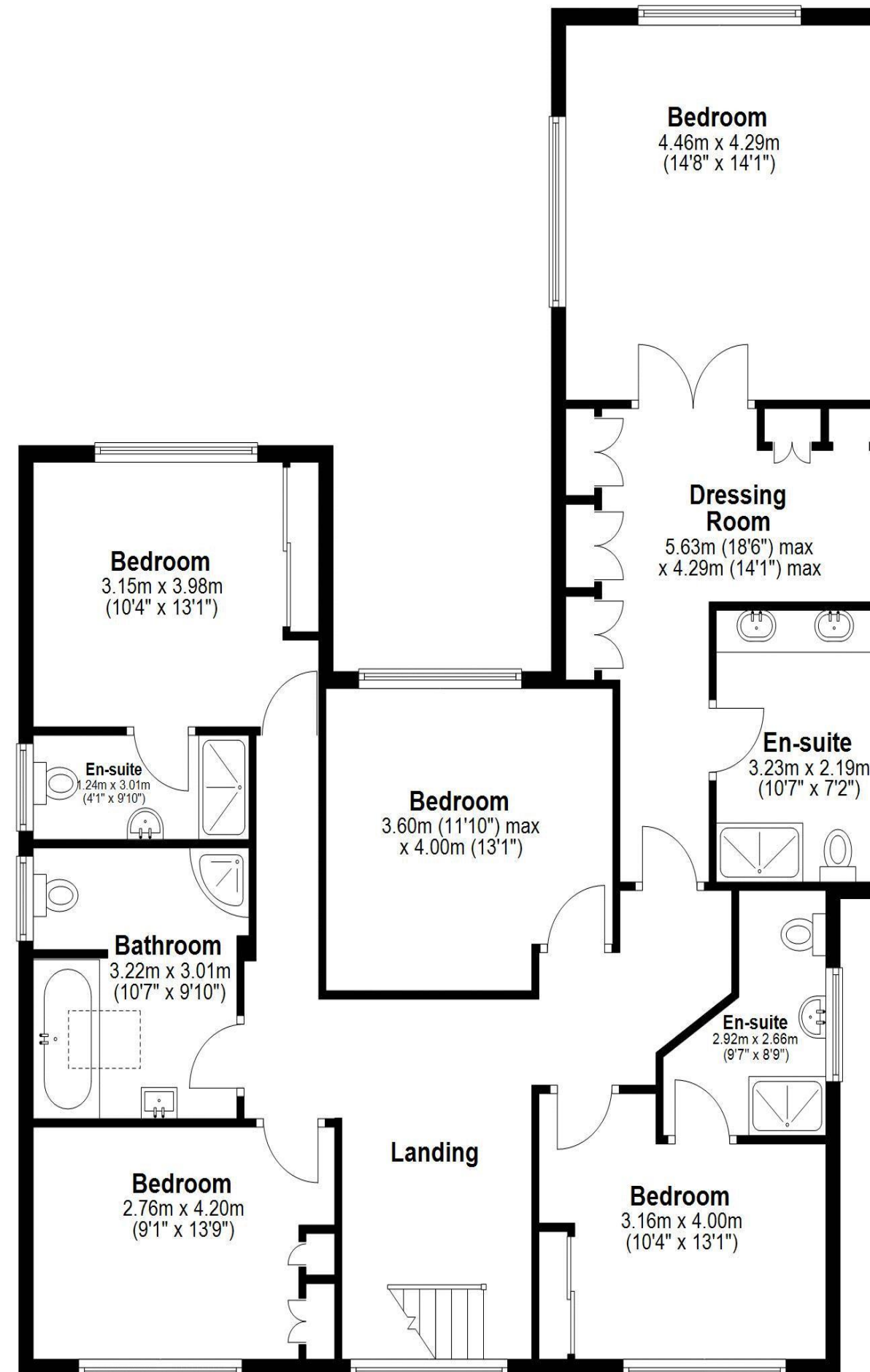




Ground Floor
Approx. 175.5 sq. metres (1889.5 sq. feet)



First Floor
Approx. 134.3 sq. metres (1445.5 sq. feet)



Externally, the property is accessed via a set of electrically operated gates which open up into the driveway with parking for many cars and access to the integral single garage. The property has a lovely, secluded garden site at the rear with open lawns and a patio terrace, ideal for families and for entertaining.

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

Total area: approx. 309.8 sq. metres (3335.0 sq. feet)
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