



66 Edge Hill

Darras Hall, Ponteland, Newcastle Upon Tyne



66 Edge Hill, Darras Hall, Newcastle Upon Tyne, NE20 9RR

STYLISH CONTEMPORARY FAMILY HOME, WITH FABULOUS VERSATILE LIVING SPACE, FOUR GENEROUS BEDROOMS, PRIVATE SOUTH FACING BALCONY, GARDEN PLOT OF CIRCA 0.3 ACRES, ELECTRIC GATED DRIVEWAY AND INTEGRAL DOUBLE GARAGE.

A stylish family home with great natural light and space - the well proportioned accommodation is set over two floors, with good flexible reception space and a magnificent open plan family kitchen/breakfast room with glazed wall overlooking the terrace and garden.

The house, built in 2009, was completely refurbished in 2017/18 and has been further improved by the current owners with redecoration throughout, the creation of the dining room and first floor study area, and the landscaping of the garden with a decked and paved terrace, split level lawns and planted beds.

GROUND FLOOR - Vestibule with full height glazing and mezzanine gallery above | Reception hallway with double doors to the sitting room | Cloakroom/wc | Sitting room with attractive feature window and gas fireplace | Cinema/entertainment room with bi-fold doors to the paved terrace and garden | Formal dining room accessed from the kitchen | Fabulous open plan kitchen/garden room with designated living and dining areas | The kitchen is fitted with an extensive range of cabinets, with Siemens integrated ovens and microwave, CDA coffee machine, integrated wine fridge and space for an American style fridge/freezer | Utility room





FIRST FLOOR - First floor landing with glazed doors to the study/home office | Beautiful master bedroom suite with doors opening to a south facing balcony | Dressing room with open hanging and shelving | Luxury en suite bathroom/wc with large air bath, twin wash hand basins and walk in shower | Guest bedroom two with Juliet balcony overlooking the rear garden - en suite shower/wc and dressing room | Double bedroom three with lovely en suite with freestanding bath and separate shower | Double bedroom four with dressing room and en suite shower/wc

66 Edge Hill has a great location on Edge Hill, with good privacy afforded by the house's position in the site, with electric double gates, an extensive driveway with parking for several cars and a double integral garage.

The garden has been professionally landscaped with excellent terrace seating areas, ideal for outside entertaining and barbecues, glass balustrades and well maintained lawns.

NO UPWARD CHAIN

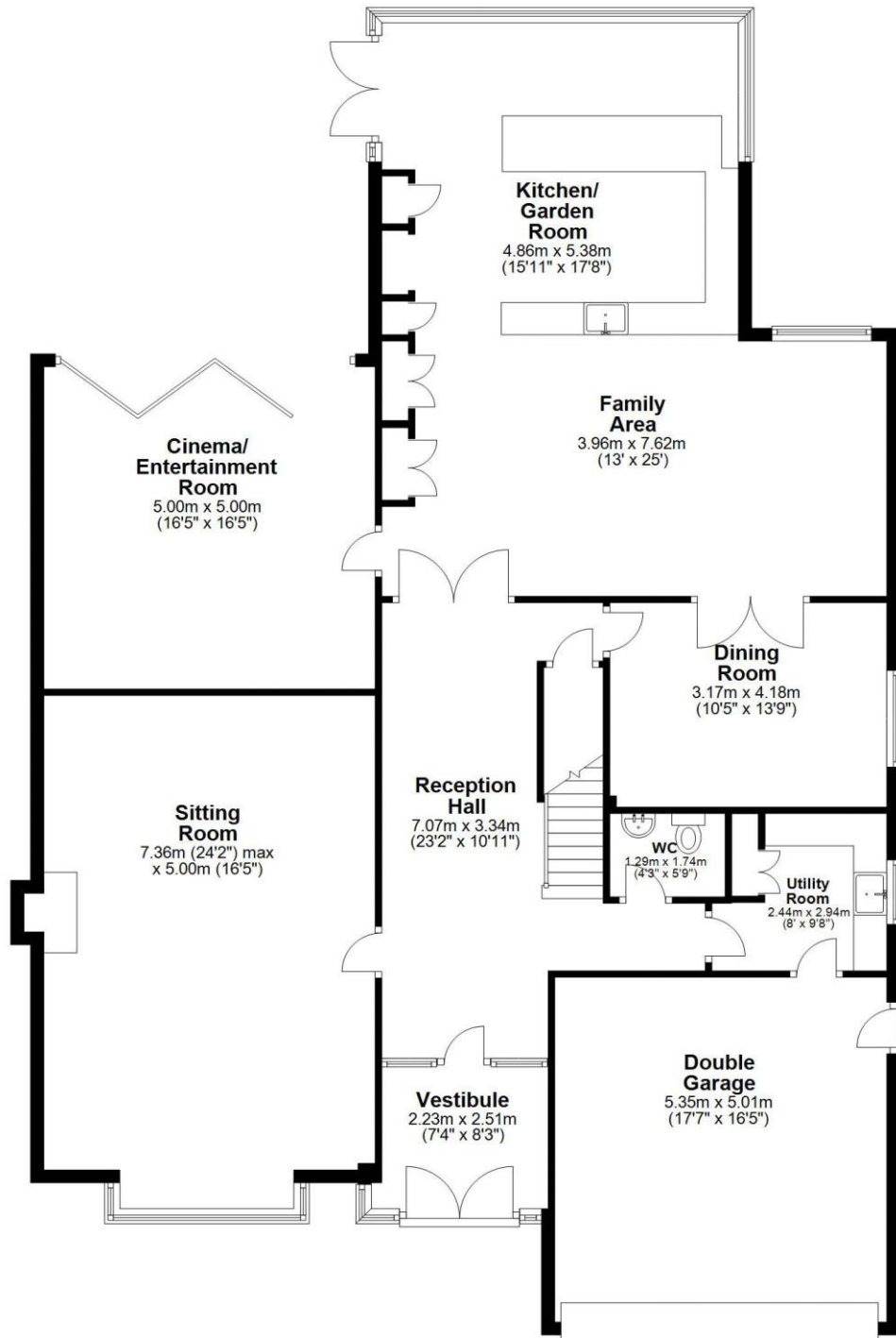
Services: Mains gas. electric, water and drainage | Tenure: Freehold | Council Tax Band: H | EPC Rating: C

Price Guide: Guide Price £1,200,000



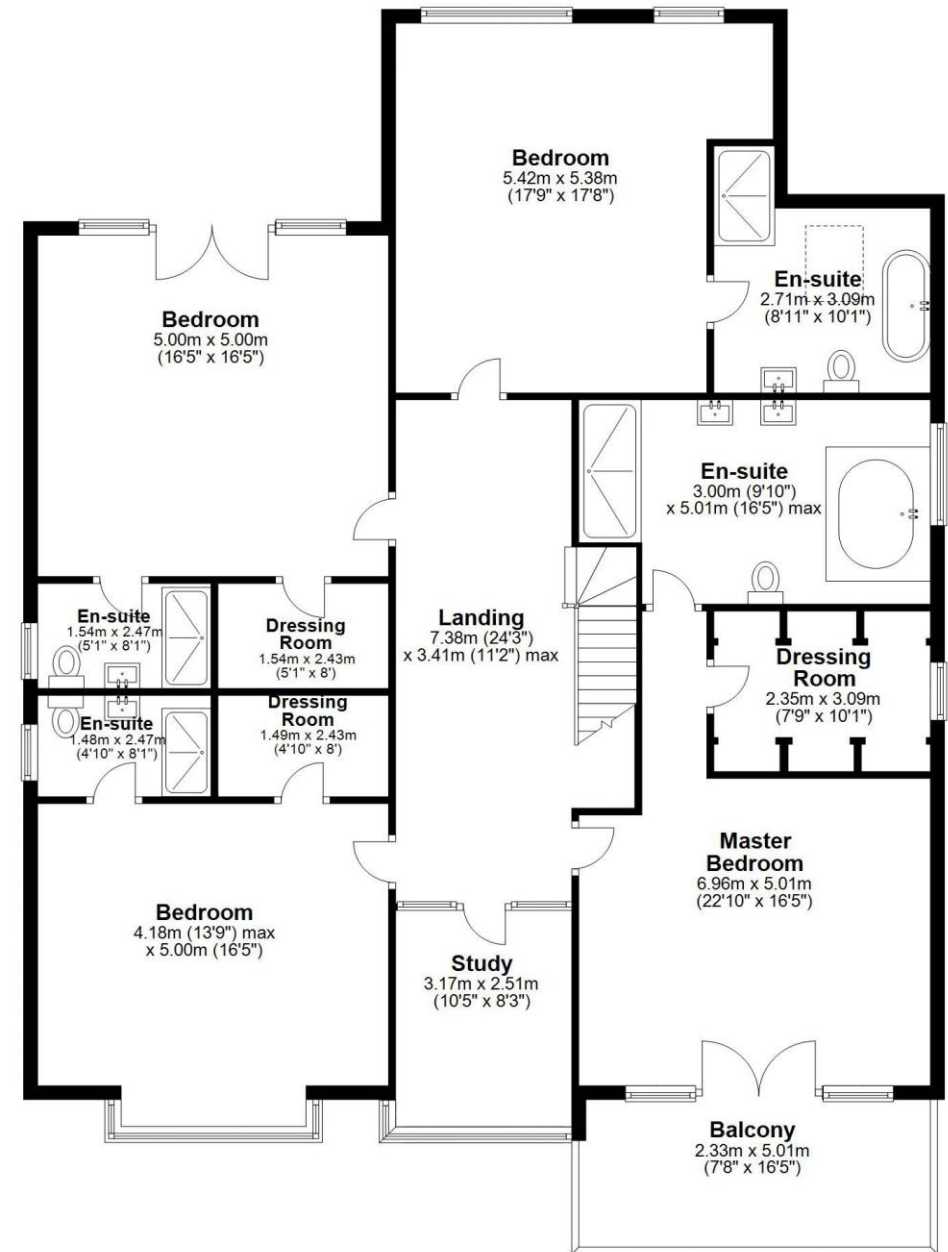
Ground Floor

Approx. 201.6 sq. metres (2170.0 sq. feet)



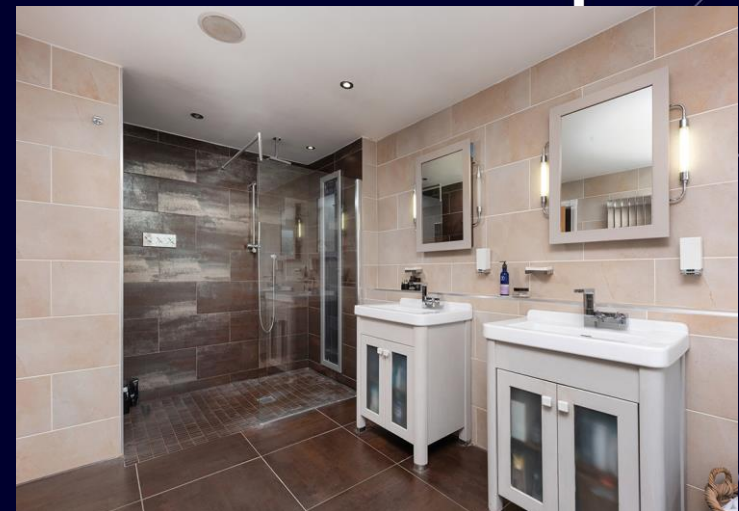
First Floor

Approx. 178.6 sq. metres (1922.8 sq. feet)



Total area: approx. 380.2 sq. metres (4092.8 sq. feet)

66 Edge Hill, NEWCASTLE UPON TYNE



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From Sanderson Young

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