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OLD STATION COURT, DARRAS HALL, NE20

Offers Over £375,000

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Immaculately Presented Link Detached Bungalow Boasting a Wonderful Open Plan Lounge/Diner, Conservatory, Stylish Re-Fitted Kitchen, Two Double Bedrooms and a Contemporary Re-Fitted Shower Room with Front & Rear Gardens, Driveway & Private Garage! Available for sale for those over 55 years of age.

This excellent, link detached bungalow is ideally located on the desirable Old Station Court, Darras Hall. Old Station Court, which is a prestigious retirement development aimed only at those over 55 years, is perfectly placed only a short walk from the shops, cafes, transport links and amenities of The Broadway.

The property is also situated a short walk from Ponteland Village with its shops, restaurants and public houses.

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The internal accommodation comprises: Porch which leads through to the entrance hall which is open to both the lounge/diner and the kitchen. The lounge/diner is generous in size and enjoys dual aspect windows, feature fireplace, store cupboard and French doors leading into the conservatory/garden room.

The kitchen has been re-fitted to a high standard, with a range of modern cabinetry, integrated appliances and a south facing window overlooking the front garden.

The rear hallway then leads into two double bedrooms, both of which enjoy bespoke fitted wardrobes. Bedroom one with south facing window and bedroom two (which is currently laid out as a home study) with a window over-looking the rear gardens.

The rear hall offers a further store cupboard and gives access to a well presented and fully tiled contemporary shower room with four-piece suite.

Externally, the property offers a mature front garden, which is mainly lawned with tree. The rear garden is low maintenance, paved patio seating areas and again with well stocked borders. The rear gardens provide access into the garage with utility area and electronic roller door.

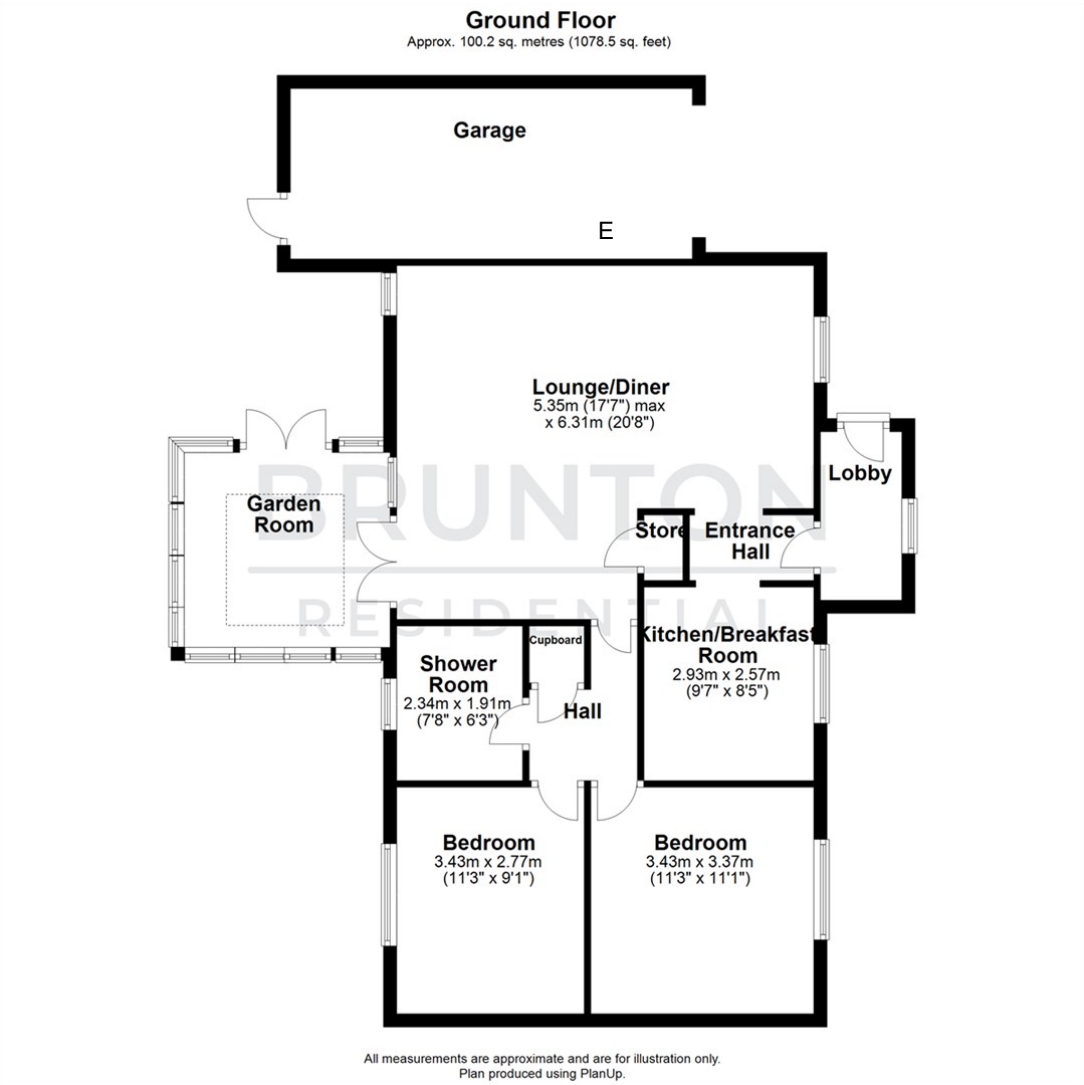
Parking is provided by a block paved driveway which offers off street parking for two vehicles. The driveway leads up to the garage, with light and power.

Well presented throughout, with double glazed windows and gas 'Combi' central heating, this excellent single storey home is ideal for those looking to downsize or for those with accessibility requirements and early viewings are strongly advised.



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : E

EPC RATING : D

SERVICES :



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	