



## Crossfell Darras Hall

This larger style detached bungalow benefits from extremely well-proportioned room sizes, a lovely plot circa 1/3rd of an acre and no onward chain. The front door opens to a welcoming reception hallway giving access to the dual aspect open plan lounge dining room. There is a modern breakfasting kitchen with granite work tops, an immaculately presented bathroom, bedroom one which benefits from an en-suite shower room, a further three double bedrooms, conservatory and attached double garage. Externally there is a mature garden with sizeable lawn, colourful planted borders and a driveway providing parking for several vehicles. Crossfell is conveniently situated close to a range of amenities and schools for all ages at Broadway shopping centre and Ponteland village which can be accessed by foot via the bridle path at the bottom of the street. There is a bus service that runs along Middle Drive, excellent road links and Newcastle International Airport and Metro station are a short drive away.

## Offers Over: £500,000

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# Crossfell

## Darras Hall

### Reception Hall

The property is accessed via a carpeted reception hallway with door and double-glazed windows to the side, a radiator and access to an inner hall with storage and an airing cupboard leading to the kitchen and bedrooms.

### Lounge Dining Room 22'4" X 28'3" (6.80m x 8.60m)

This well-proportioned, dual aspect room benefits from a feature fireplace, carpeted flooring, radiators and double-glazed windows and sliding doors to the front and side.

### Breakfasting Kitchen 13'0" x 11'5" (3.95m x 3.48m)

The kitchen is fitted with modern wall and base units, granite work surfaces above with sink unit inset, tiled walls, an electric range cooker with cooker hood above, heated towel rail, door to the garage and double-glazed window to the side.

### Conservatory 13'1" x 10'10" (3.98m x 3.30m)

This room is accessed from the garage, overlooks the garden and benefits from tiled flooring and a door to the rear.

### Bedroom One 12'0 x 11'5" (3.67m x 3.47m)

A lovely room with double glazed window to the rear, radiator, storage cupboards, carpeted flooring and access to an en-suite shower room.

### En-Suite Shower Room

There is a walk-in shower, wash hand basin, WC, storage cupboards, tiled walls and flooring, double glazed window to the side and a heated towel rail.



### **Bathroom 7'5" x 8'5" (2.27m x 2.57m)**

This well-presented room has a corner bath, WC, wash hand basin inset to storage, carpeted flooring, heated towel rail and a double-glazed window to the side.



### **Bedroom Two 12'2" x 11'5" (3.71m x 3.48m)**

This sizeable room has a double-glazed window to the side, carpeted flooring, radiator and storage cupboards.

### **Bedroom Three 12'3" x 10'6" (3.74m x 3.20m)**

A comfortable room with carpeted flooring, double glazed window to the rear and radiator.



### **Bedroom Four 11'10" x 9'6" (3.60m x 2.90m)**

With double glazed window to the side, carpeted flooring and radiator.

### **Double Garage 18'6" x 18'3" (5.65m x 5.55m)**

The garage has an electric garage door to the front, light, power, plumbing for a washing machine, central heating boiler and a door to the conservatory and garden.



### **Garden**

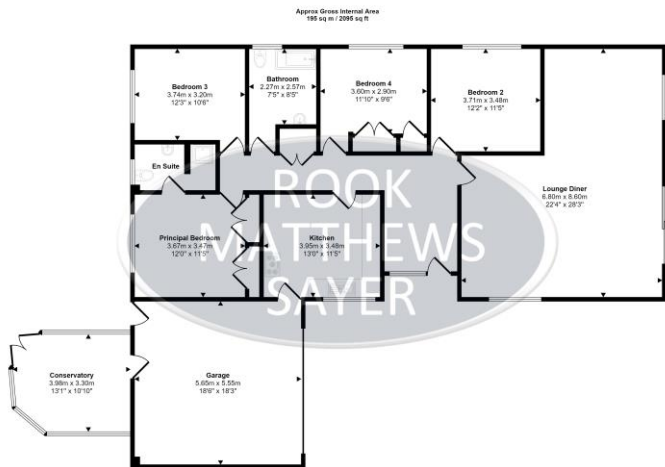
A sweeping driveway with feature lantern and turning area gives access to the mature plot and garage. The garden benefits from sizeable areas laid to lawn, beautiful borders with rhododendrons and mature flowering plants and shrubs, raised bed, patio areas, hedge boundaries and a garden shed.

### **Tenure**

Freehold – not confirmed. It is believed this property is freehold, but we are unable to confirm this as we have no access to the documentation. Should you proceed with the purchase of this property, these details must be verified by your Solicitor.

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Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any errors, omissions or misstatements. Some of items such as bathroom scales are representative only and may not look like the real items. Made with Made Simpley 200.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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