



The Rise Ponteland

This deceptively spacious property benefits from a beautiful mature plot and no onward chain. The front door opens to a sizeable porch which opens to an inner hallway with a cloaks area and ground floor WC. There is a wonderful lounge with door to the garden room, an office, dining room and a fitted kitchen with breakfast area and access to the garage. Stairs lead to the first floor landing, a light and airy principal bedroom with vanity area, an impressive bathroom, the second bedroom with fitted wardrobes and a further two double bedrooms. Externally there is a generous driveway, an attached double length garage and exceptional gardens laid to lawn with mature planted borders, a paved area, greenhouse and garden shed. Darras Hall is a sought after location with well regarded schools for all ages, leisure facilities, transport links, shops, restaurants, cafes and pubs.

Asking Price: £575,000

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The Rise

Ponteland

Porch 13'5" x 4'2" (4.10m x 1.27m)

The front door opens to a tiled entrance porch with double glazed windows to the front and side.

Hallway

A carpeted hallway with radiator.



Ground Floor WC 7'10" x 5'7" (2.39m x 1.70m)

A WC with wash hand basin, under stairs storage, double glazed window to the side, carpeted flooring and a radiator.

Dining Room 12'11" x 10'6" (3.93m x 3.19m)

The dining room has a double-glazed bow window to the front, carpeted flooring, radiator and inner window to the office.



Study/Snug 9'5" x 9'1" (2.86m x 2.77m)

A versatile room with carpet, radiator and inner window.

Breakfasting Kitchen 12'10" x 10'6" (3.91m x 3.20m)

The fitted kitchen benefits from contrasting work surfaces, sink unit inset, part tiled walls, space for an oven, cooker hood, space for a dishwasher, space for fridge freezer, double glazed window to the rear, vinyl flooring, radiator and a door to the garage.

Lounge 13'5" x 20'2" (4.09m x 6.14m)

A comfortable lounge with double glazed windows to the side, carpeted flooring, feature fireplace and an inner window and door to the garden room.



Conservatory 13'10" x 8'9" (4.22m x 2.66m)

This lovely room has a tiled floor and double-glazed windows and doors overlooking the garden.

First Floor Landing

A carpeted landing with double glazed window to the front and radiator.

Principal Bedroom 13'7" x 13'10" (4.15m x 4.22m)

This sizeable room has lovely views over the garden through a double-glazed window to the rear, carpeted flooring, radiator and vanity area with sink.



Bathroom 10'9" x 6'5" (3.27m x 1.96m)

The bathroom has a shower enclosure, bath tub, wash hand basin, WC, tiled walls, airing cupboard, double glazed window to the side and radiator.



Bedroom Two 12'10" x 11'9" (3.91m x 3.57m)

A light and airy bedroom with fitted wardrobes, carpeted flooring, radiator and double-glazed window to the front.



Bedroom Three 13'0" x 9'11" (3.96m x 3.01m)

This bedroom has a double-glazed window to the rear, carpeted flooring and a radiator.

Bedroom Four 9'4" x 8'11" (2.85m x 2.73m)

A lovely room with double glazed window to the side, carpeted flooring and radiator.

Garage 10'3" x 34'4" (3.13m x 10.46m)

The double length garage has a garage door to the front, a double-glazed window to the side and rear, central heating boiler, storage cupboard and a door to the side.

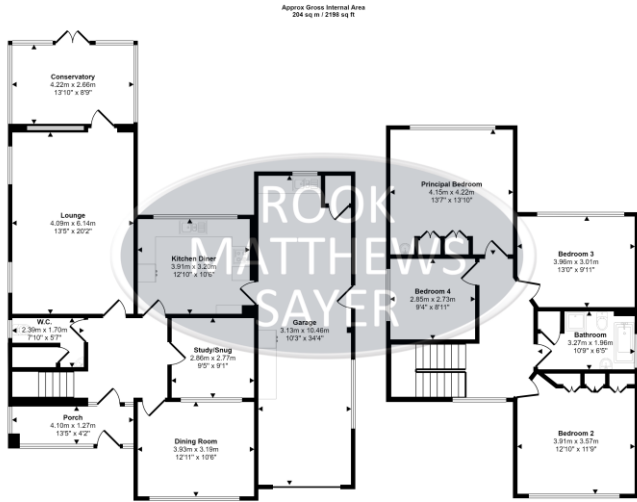


Garden

There is a generous driveway providing off street parking and beautifully maintained gardens. The garden has areas laid to lawn, paved areas, planted borders, a greenhouse and 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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