



## Middle Drive

### Darras Hall

This contemporary modern home has been renovated and extended by the current owners to provide luxury accommodation within close proximity of Broadway shopping centre and Darras Hall Primary School. The front door opens to an impressive hallway giving access to a fabulous open plan family dining kitchen with central island, elegant Quartz worktops and sliding doors to the South facing garden. The property benefits from a dual aspect living room, cloakroom, utility with access to the twin garages, ground floor shower room and bedroom which is currently being used as an office. Stairs lead to the first floor landing, a beautiful master bedroom suite with Juliette balcony overlooking the garden, dressing room and en-suite shower room. There is an elegant family bathroom with stunning feature bath tub and a further three bedrooms, one of which has an additional en-suite shower room. Externally this wonderful home occupies an exceptional mature plot with generous areas laid to lawn, a sizeable driveway, twin garages and pretty garden to the rear with paved and gravelled areas to enjoy the tranquil surroundings. Darras Hall is a sought-after location with schooling for all age ranges, transport links, amenities, shops, pubs, and restaurants.

**Offers over: £650,000**

ROOK  
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SAYER

01661 860 228  
Ash House, Bell Villas, Ponteland NE20 9BE

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[ponteland@rmsestateagents.co.uk](mailto:ponteland@rmsestateagents.co.uk)

# Middle Drive

## Darras Hall

### Hallway

The front door opens to a welcoming hallway with laminate flooring, spotlights, and radiator.

### Bedroom Five/Office 8'7 x 9'3 (2.62m x 2.82m)

A versatile room with a double-glazed window to the front, carpeted flooring, and a radiator.

### Shower Room

An impressive modern shower room with shower enclosure, WC, sink unit, part tiled walls, tiled flooring, and a double-glazed window to the front.

### Cloakroom 5'8 x 8'3 (1.73m x 2.52m)

This extremely useful room has laminate flooring, radiator, and spotlights.

### Utility Room 9'4 x 8'7 (2.84m x 2.62m)

The utility room has a double-glazed window and door to the rear garden, storage cupboard with work surface above, sink unit, space for a washing machine and a door to the garage.

### Open Plan Dining Kitchen Family Room 21'1 x 20'1 (6.43m x 6.10m)

The fabulous fitted kitchen showcases beautiful storage units with quartz work tops and a central island breakfast bar. There is a sink unit inset, Bosch electric oven, warming drawer, microwave and combined oven and grill. There is an integrated dishwasher, electric hob with extractor hood above, wine cooler and an integrated Siemens fridge freezer. The room is flooded with natural light and benefits from spotlights and pendant lighting over the central island. The reception area has double glazed windows to both sides, double glazed windows and sliding doors to the rear garden, two radiators and laminate flooring.

### 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.

P00006652/EC/RP/25.01.2023/V.3



## Landing

The carpeted landing has access to the loft, a double-glazed window to the front and storage.

## Master Bedroom 11'3 plus recess x 18'6 max into recess (3.43m x 5.64m)

An impressive master bedroom suite with dressing room and en-suite facilities. There are double glazed French doors to the Juliette balcony, a Velux window, carpeted flooring, and a radiator.

## Dressing Room 6'6 x 5'11 (1.98m x 1.80m)

With carpeted flooring, Velux window and radiator.

## En-Suite Shower Room

This stunning room has a shower enclosure, wash hand basin inset to feature storage, WC, tiled walls and flooring, spotlights, underfloor heating, heated towel rail, an LED mirror, and Velux window.

## Bedroom Two 11'0 x 13'0 (3.35m x 3.96m)

This well-proportioned room has a double-glazed window to the front, fitted wardrobes, carpeted flooring and a radiator.

## Bedroom Three 13'2 x 10'0 (4.01m x 3.05m)

A lovely room with carpeted flooring, a walk-in wardrobe, double glazed window to the rear and radiator.

## Bathroom

The luxury family bathroom has a free-standing feature bath tub, double shower enclosure, WC, wash hand basin inset to feature storage, heated towel rail, double glazed window to the side, tiled walls and flooring with underfloor heating, an LED mirror cabinet, and spotlights.

## Bedroom Four 9'7 x 8'2 (2.92m x 2.48m)

A charming bedroom with double glazed window to the front, carpeted flooring, and radiator.

## En-suite Shower Room

With shower enclosure, WC, wash hand basin inset to storage, tiled flooring, part tiled walls and double-glazed window to the front.

## Garage 1 - 9'7 x 13'6 (2.92m x 4.12m)

With central heating boiler, opening to the other garage space and up and over door to the front.

## Garage 2 - 8'6 x 16'4 (2.59m x 4.98m)

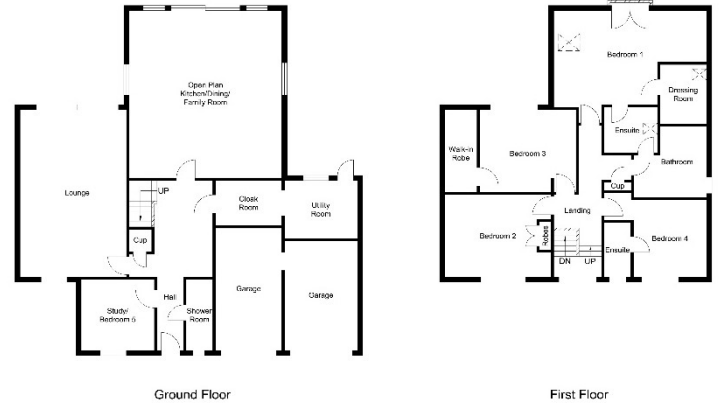
This garage has an electric door to front.

## Garden

The front garden has a sizeable driveway with access to the twin garages and a mature lawned garden with mature planted borders. To the rear is a fabulous South facing garden with a generous patio for entertaining, gravelled areas, lawn, planted borders and a selection of pretty shrubs, plants and mature trees.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 2



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