



## Ashdale Darras Hall

This fabulous bungalow benefits from a sought after cul-de-sac location, a wonderful sunny aspect and no onward chain. The front door opens to a welcoming entrance porch with access to an inner hallway. There is a fitted kitchen with a door to the double garage, an open plan dual aspect lounge with mezzanine style dining room, an exceptional garden room with vaulted ceiling, three well-proportioned bedrooms and a stylish modern bathroom. Externally there is generous driveway with parking for several vehicles and access to the garage. There is a beautiful garden with well stocked planted borders, areas laid to lawn, greenhouse and soft fruits. Darras Hall is a sought after location with highly regarded schools. excellent transport links, shops, cafe's, restaurants and pubs in Ponteland village.

Asking Price **£525,000**

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# Ashdale

## Darras Hall

### Entrance Porch

A wonderful entrance porch with tiled flooring, double glazed door to the front and double glazed window to the side.

### Inner Hallway

A carpeted inner hallway with radiator and access to the kitchen and dining room/lounge.

### Kitchen 11'1 x 9'5 (3.38m x 2.87m)

The fitted kitchen benefits from contrasting work surfaces, sink unit inset, part tiled walls, space for a washing machine, space for a fridge freezer, electric oven and hob, cooker hood, hatch to the dining room, a door to the garage, radiator, double glazed window to the side and carpeted flooring.

### Dining Room 15'3 x 10'10 (4.65m x 3.30m)

A carpeted dining room with radiator, doors to the garden room and mezzanine overlooking the lounge.

### Lounge 12 x 13'10 (3.66m x 4.22m)

A light and airy room with carpeted flooring, double glazed window to the rear overlooking the garden, double glazed window to the side, radiator, fireplace and opening to the dining room.

### Garden Room 11'6 x 10'2 (3.5m x 3.1m)

A fabulous room with vaulted ceiling, double glazed windows to the front, side and rear, double glazed sliding doors to the patio area, solid wood flooring and wall lights.

### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE CABINET

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY AND GARAGE

### MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

### RESTRICTIONS AND RIGHTS

Listed? NO

Conservation Area? NO

Restrictions on property? NO

Easements, servitudes or wayleaves? NO

Public rights of way through the property? NO

### RISKS

Flooding in last 5 years: NO

Risk of Flooding: ZONE 1

Any flood defences at the property: NO

Coastal Erosion Risk: LOW

Known safety risks at property (asbestos etc...): NO





### Inner Hallway

A carpeted night hall with storage cupboard, loft access and air circulator.

### Bedroom One 11'11 plus wardrobes x 10'11 (3.63m x 3.33m)

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

### Bedroom Two 11'11 x 9 (3.63m x 2.74m)

A lovely room with carpeted flooring, radiator, fitted wardrobes and a double glazed window overlooking the rear garden.

### Bedroom Three 7'11 x 11'1 (2.41m x 3.63m)

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

### Bathroom 8'4 max x 8' max into recess (2.54m x 2.44m)

The stylish bathroom suite benefits from a bath with shower over, wash hand basin, WC, storage cupboard, wood effect flooring, radiator, spotlights, extractor fan and two double glazed windows to the side.

### Garage 15'11 x 15'11 (4.85m x 4.85m)

A generous garage with electric roller shutter door to the front, double glazed window and door to the side, light, power and water.

### Garden

To the front is a beautiful garden laid to lawn with planted borders, patterned concrete driveway providing parking for several vehicles and leading to the garage. To the rear and side is a mature garden laid to lawn with patio area benefitting from a remote control canopy, planted borders, vegetable patch, area for soft fruits and greenhouse with automatic watering system.

### BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: NO

Outstanding building works at the property: NO

### ACCESSIBILITY

This property has no accessibility adaptations:

### TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND: E**

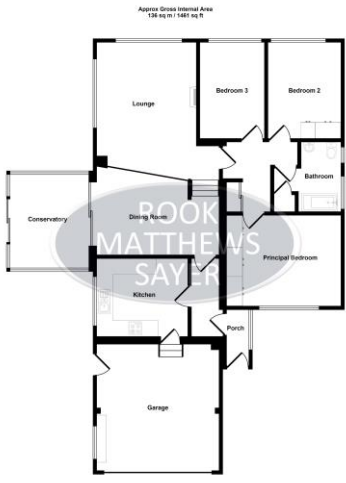
**EPC RATING: TBC**

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# EPC GOES HERE



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and are not intended to be used for any other purpose or to represent. Items of furniture and fixtures shown are representative only and may not form part of the real estate. Made with Matter Group 2021.



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