


SIGNATURE

NORTH EAST

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 King Johns Court, Newcastle Upon Tyne NE20 9AR

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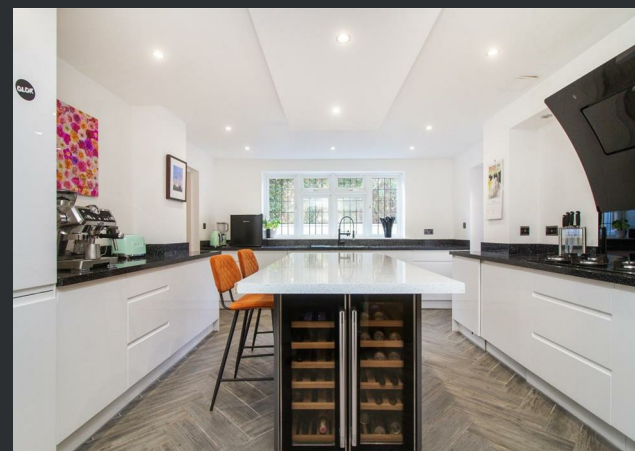
Offers Over £675,000

Signature North East welcomes you to this outstanding four bedroom dormer bungalow, situated in the highly desirable area of Darras Hall, Ponteland. The property has been carefully decorated to a high standard, with brand-new parquet flooring throughout the ground floor and a stunning bespoke bathroom. Set in an enviable location, the property is just a short 5-minute drive from Northumberland's scenic green spaces, highly regarded schools, and the lively shops of Broadway and Ponteland Main Street.

Upon entering the property, you are welcomed by a spacious central hallway, complete with a high-end, recently installed staircase. The large living room offers expansive windows and ample space for your desired furnishings. The living room flows through double doors into a bright sunroom, featuring a skylight and elegant French doors that open out into the rear garden. The kitchen offers plenty of room for culinary creativity, with stylish wall and base units, sleek countertops, and a large island featuring a wine rack. The property also includes a spacious study, providing an ideal setting for those working from home.

The ground floor continues with a large master bedroom, complemented by an adjoining dressing room. The luxurious, bespoke bathroom, designed by a local specialist, boasts a freestanding bathtub, a walk-in shower, large wash basin, and W.C. Moving to the first floor you'll find two more generously sized bedrooms, each easily fitting double beds and additional furniture as well as a shower room featuring a shower, hand basin, and W.C. To complete the first floor, there are two spacious loft rooms, providing an ideal storage area.

Externally, the property offers a generous garden area laid to lawn, with ample decking area perfect for entertaining. The large driveway provides parking for multiple cars, making this property perfect for family living in an exclusive and desirable location.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Measurements:

Living Room
25'3" x 15'1"

Sun Room
12'9" x 13'11"

Kitchen
18'3" x 13'3"

Study
12'0" x 9'5"

Bedroom One
15'5" x 11'2"

Dressing Room
13'9" x 11'9"

Bathroom
11'2" x 8'8"

Bedroom Two
13'8" x 10'11"

Bedroom Three
13'8" x 11'6"

Shower Room
7'9" x 5'2"

Loft Rooms
22'3" x 17'5"

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 61 | 76 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |





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