



Edge Hill, Darras Hall, Ponteland

£1,500,000 Offers in Region Of

MICHELLE ROPER

POWERED BY
exp UK

Edge Hill,

Darras Hall, Ponteland, NE20

Beautifully presented, this 5 Bedroom Detached Property on Edge Hill comes to the market For Sale in the ever popular location of Darras Hall, Ponteland.

Situated within an enviable plot and benefitting from off street parking for multiple vehicles leading to Triple Garage. To the rear is a private and well maintained garden.

The property briefly comprises of Entrance Vestibule, Hallway, Lounge, Second Reception Room/Office, Dining Room, Kitchen, Utility Room, WC and Orangery to the ground floor. First floor offers open galleried landing, Master Bedroom with En-Suite Bathroom, Bedroom 2 with En-suite Shower-room, Bedroom 3 with En-Suite Shower Room, Bedroom 4 with En-Suite Shower room, Bedroom 5 and Family Bathroom.

Cosmetically and aesthetically pleasing, with Sonus speaker system throughout property, ambient lighting indoor and out to suit the occasion. This property is a Must See.

The current Vendors have created a beautiful home ready to move into.

Early viewing is highly recommended.

Price: £1,500,000 Offers in Region Of



Accommodation

Entrance Vestibule

Through the front door of this beautifully presented 5 Bedroom Detached property, we enter into the Vestibule. Ahead an Oak and glass panelled door leads to the Hallway. The room features a double radiator to the right and wood floor underfoot.

Hallway

The Hallway is spacious and welcoming and provides access to 3 reception rooms, to the left and right via solid Oak doors. Round to the right we are met with a conveniently situated WC, Utility room and further Hallway opening into spacious rear Kitchen. Ahead to the left is an Oak, open spindle carpeted staircase leading to first floor accommodation. A generous under-stair cupboard provides ample storage and a double glazed window ahead enjoys views of the rear garden beyond. The Hall benefits from a double radiator and wood flooring underfoot.

Lounge 4.44 m x 5.82 m

Situated to the front of the property is the spacious Lounge. Two Double glazed windows look to front elevation providing a natural light to the room, underneath which sit single radiators. The focal point of the room is the media wall with TV and inset fire beneath. The room benefits from carpet underfoot.

Second Reception Room/ Office 5.4 m x 3.32 m

Situated to the rear of the property is reception room 2. Currently utilised as a home office and enjoying views of the rear garden via a double glazed window. The room features a flame effect coal fire set within a marble surround, hearth and mantle. The room features a single radiator and benefits from carpet underfoot.

Dining Room 5.85 m x 5.46 m

The Dining room is situated to the front of the property, an angled bay window enjoys views to front elevation. The room is tastefully designed with floral décor and coordinating window coverings. The focal point of the room is the flame effect coal fire set within a marble surround, hearth and mantle. The room features a single radiator and wood floor underfoot.



Accommodation

Rear Hallway 2.10 m x 1.55 m

The Hall provides access to the Utility and WC to the right and leads into the impressive Kitchen to the rear of the property. A double glazed window looks to side elevation and the room features wood floor underfoot.

Kitchen 7.75m x 5.67 m

Situated to the rear of the property is the spacious and extended Kitchen, featuring a range of walnut and white high gloss wall and base units with complimentary chrome handles and granite work surfaces over-top. A central Island provides additional cupboard/drawer storage and prepping space, with induction hob and overhead extractor hood. The Island extends to a seating area for informal dining. Integrated appliances include NEFF Fridge Freezer, Coffee Machine, Oven, Microwave and Dishwasher. An inset sink with drainer and mixer tap sits beneath a double glazed window to side elevation. The Kitchen area features tiled floor underfoot. Extending beyond the Kitchen is a family space, wood floor zones the area and leads to a seating area for family to spend time together. To the left two sets of French doors lead to a private patio ideal for outdoor dining and to the right is a further double glazed window to side elevation. The Kitchen area features recessed spotlighting to ceiling and a square archway leads to Orangery.

Orangery 3.57 m x 4.36 m

A welcomed addition to the property is the Orangery. Double doors lead to the private rear garden, welcoming the outside in. Wood flooring continues through from the Kitchen giving a nice flow between rooms. A pitched glass roof provides extensive light and view of the stars on an evening and the room features recessed lighting to windows and central pendant for additional grandeur.

Utility 3.27 m x 3.76 m

Off the Rear Hall is the Utility room, fitted with a range of Beech wall and base units. A stainless steel sink with drainer and chrome mixer tap sits beneath a double glazed window to side elevation and the room benefits from plumbing for automatic washing machine and tumble dryer. An external door to the right provides access to the side of the property and the room features space for an American fridge freezer. The room features tiled floor underfoot.

WC 0.97 m x 2.14 m

The WC consists of a white two piece suite comprising of vanity wash hand basin and low level WC, the room features a chrome heated towel radiator and wood floor under foot.



Accommodation

Galleried Landing

An open spindle galleried landing leads to Master Bedroom, Bedrooms 2, 3, 4 & 5. Full length double glazed windows to rear elevation frame the view, the landing recessed spotlighting to ceiling and carpet underfoot.

Master Bedroom 7.75 m x 4.88 m

The Master Bedroom is a spacious room with double glazed window to rear elevation. Upon entering the suite, fitted double door wardrobes sit to the right and to the left a double glazed window enjoys views of the garden beyond. A door to the right provides access to the Master En-Suite Bathroom and we then enter the Master Bedroom. To the right fitted robes and drawers create a feature wall in walnut and mocha high gloss providing ample storage. Fitted bedside tables occupy the wall adjacent to the window to accommodate the bed, and providing garden views. The room features pendant lighting and walnut flooring underfoot.

En-suite Bathroom 2.28 m x 3.83 m

The en-suite shower-room offers a four piece suite comprising of glass shower enclosure with overhead power shower and glass doors, tiled Bath, vanity wash hand basin with storage beneath and low level WC. A Velux window looks to side elevation and the room features a chrome heated towel radiator, recessed spotlights to ceiling and tiled floor underfoot.

Bedroom 2 3.22 m x 5.47 m

Bedroom 2 is a spacious double room with double glazed window to front elevation, underneath which sits a single radiator. To the right a door provides access to the en-suite shower room. The room features walnut wood flooring underfoot.

En-suite Shower- room 1.77m x 1.60 m

The en-suite shower-room offers a three piece suite comprising of corner glass shower enclosure with overhead power shower and glass screen, pedestal wash hand basin and low level WC. The room features an opaque double glazed window to side elevation and benefits from tiled flooring underfoot.



Accommodation

Bedroom 3 3.48 m x 3.76 m

Bedroom 3 is a spacious room with double glazed window to side elevation, underneath which sits a single radiator. To the left a door provides access to the En-Suite Shower room and the room features carpet underfoot.

En-suite Shower-room 1.19 m x 3.17 m

The en-suite shower-room offers a three piece suite comprising of large shower enclosure with power shower and sliding glass doors, vanity wash basin with storage beneath and low level WC. A Velux window looks to side elevation, the room is tiled giving it a contemporary modern feel, the room benefits from a chrome heated towel radiator and tiled floor underfoot.

Bedroom 4 3.76 m x 3.34 m

Bedroom 4 is a spacious room with double glazed window to rear elevation, underneath which sits a single radiator. To the left a door provides access to the En-Suite Shower room and the room features carpet underfoot.

En-suite Shower - room 1.77 m x 1.60 m

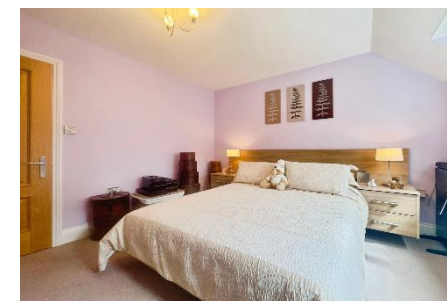
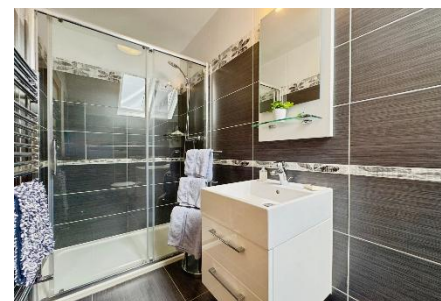
The en-suite shower-room offers a three piece suite comprising of corner glass shower enclosure with overhead power shower and glass screen, pedestal wash hand basin and low level WC. The room benefits from tiled flooring underfoot.

Bedroom 5 3.37 m x 3.66 m

Bedroom 5 is a spacious room with double glazed window to front elevation, underneath which sits a single radiator. To the right of the room are built in wardrobes and drawers for ample storage and the room features carpet underfoot.

Family Bathroom 4.46 m x 3.78 m

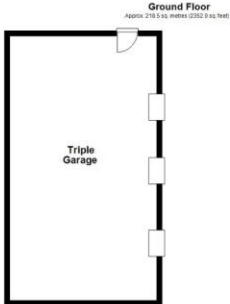
The Family Bathroom consists of a four piece suite comprising of a Jacuzzi Bath, Wet room style shower with overhead power shower and glass screen, floating vanity wash hand basin with chrome mixer tap and walnut vanity drawers beneath and low level WC. The room features a chrome heated towel radiator, recessed spotlights to ceiling, two opaque double glazed window to side elevation and tiled floor underfoot.



Floor Plan & EPC

Approximate Gross Internal Area

Ground Floor	162.6 sq. metres /1750.7 sq. feet
First Floor	143.9 sq. metres /1548.6 sq. feet
Total	306.5 sq. metres /3299.3 sq. feet



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 362.4 sq. metres (3900.5 sq. feet)

Triple Garage

The Triple Garage is situated to the rear of the property and is accessed via a single block paved driveway to the right of the property. The Garage features a single door access to the right. To the front three up and over doors provide vehicle access. The room is equipped with electricity and lighting.

The garage could be converted into a separate living annexe as it currently has loft storage space above.

Externally

To the front of the property electric security gates lead us into a block paved driveway with a view of the property ahead. To the left is a well maintained garden with hedged boundary and laid mainly to lawn. To the right the block paved driveway continues to the rear of the property leading to Triple Garage and rear garden. To the right is a hedged boundary creating a private space.

To the rear of the property, the garden enjoys a raised patio area adjacent to the Kitchen and Orangery allowing for outdoor Dining and an ideal spot for family get together and BBQ's. The rear of the property features an array of external lighting giving an evening ambience. Spotlights light the steps to Orangery and beyond and additional up and down lighting create atmospheric lighting for evening entertaining. A further lawned area edged with mature shrubbery provides a tranquil picnic spot and beyond is the Triple Garage and Driveway.

The property is in an extensive plot and beyond the garage a further lawned area can be enjoyed via stone steps.





Local Authority
Northumberland County Council

Council Tax
G

Tenure
Freehold

Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

MICHELLE ROPER
exp UK

19 Main Street, Ponteland, Northumberland, NE20 9NH

T 07583 095763

E michelle.ropер@expuk.com

wmichelleroper.expuk.com

