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EDGEWOOD, DARRAS HALL, NE20

Offers Over £725,000

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Substantial Detached Family Home Situated on a Quiet Residential Cut-De-Sac and Boasting an Outstanding Position with Wonderful South Facing Open Aspect Views, Extensive Rear Gardens Boasting Circa 0.8 Acres Including an Additional Detached Shared Paddock to the South West, Generous Open Plan Living/Dining & Family Space, Private Sun Terrace, Separate Reception/Living Room, Large Kitchen/Diner, Utility Room, Five Bedrooms, Two Bathrooms, Off Street Parking, Integral Garage & No Onward Chain!

This sizeable, detached family home is ideally located on Edgewood, Darras Hall. Edgewood, which is tucked just off from Edge Hill, is perfectly placed to provide easy access to into Ponteland Village, with its excellent array of shops, cafes, restaurants and amenities. The property is also located only a short walk to the shops of The Broadway, outstanding local schooling and beautiful countryside walks.

This spacious home is arranged over multiple levels and offers flexible accommodation. The property features a split-level living and dining area, a well-appointed kitchen/dining room, and a private, south-facing terrace. There are also five good-sized bedrooms, with additional living space ideal for a home office or guest accommodation. Freehold - Council Tax Band G - EPC D

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The internal accommodation comprises: Lobby that provides access to the integral garage and leads directly into a striking, split-level living and dining space. The elevated living area enjoys excellent natural light and opens onto a private, south-facing terrace. From this elevated space, a door leads into the first of five bedrooms, which enjoys a lovely aspect. This floor also provides access to a bathroom and store cupboard/airing cupboard.

The dining area then leads into a generous kitchen/dining room, complete with a 'Lacanche' range cooker and tiled flooring. A large window offers views out over the front gardens, and a door to the rear then leads to a rear hallway, which in turn provides access to a utility room and an external door to the side of the property.

The middle floor accommodates one well-proportioned double bedroom along with a guest cloakroom with WC. Stairs then lead down to the lower ground floor, where you'll find three further double bedrooms and a second family bathroom. From here, a further door opens into a second living area, which leads down into a garden room/conservatory offering doors leading out onto the rear terrace and gardens.

Externally, the property is set within an extensive plot, which extends to approximately 0.8 acres in total, with mature, lawned gardens to both the front and rear. The front garden sits alongside a private driveway that provides off-street parking for multiple vehicles and access to the integral double garage, which benefits from an electronic up-and-over door.

The generous, south-facing rear gardens are a main feature of Edgewood, and are laid predominantly to lawn and includes a pond and well-stocked planted borders.

Offered to the market with no onward chain, this great property is priced to reflect the required modernisations and early viewings are deemed absolutely essential.

EPC D - Freehold - Council Tax Band G



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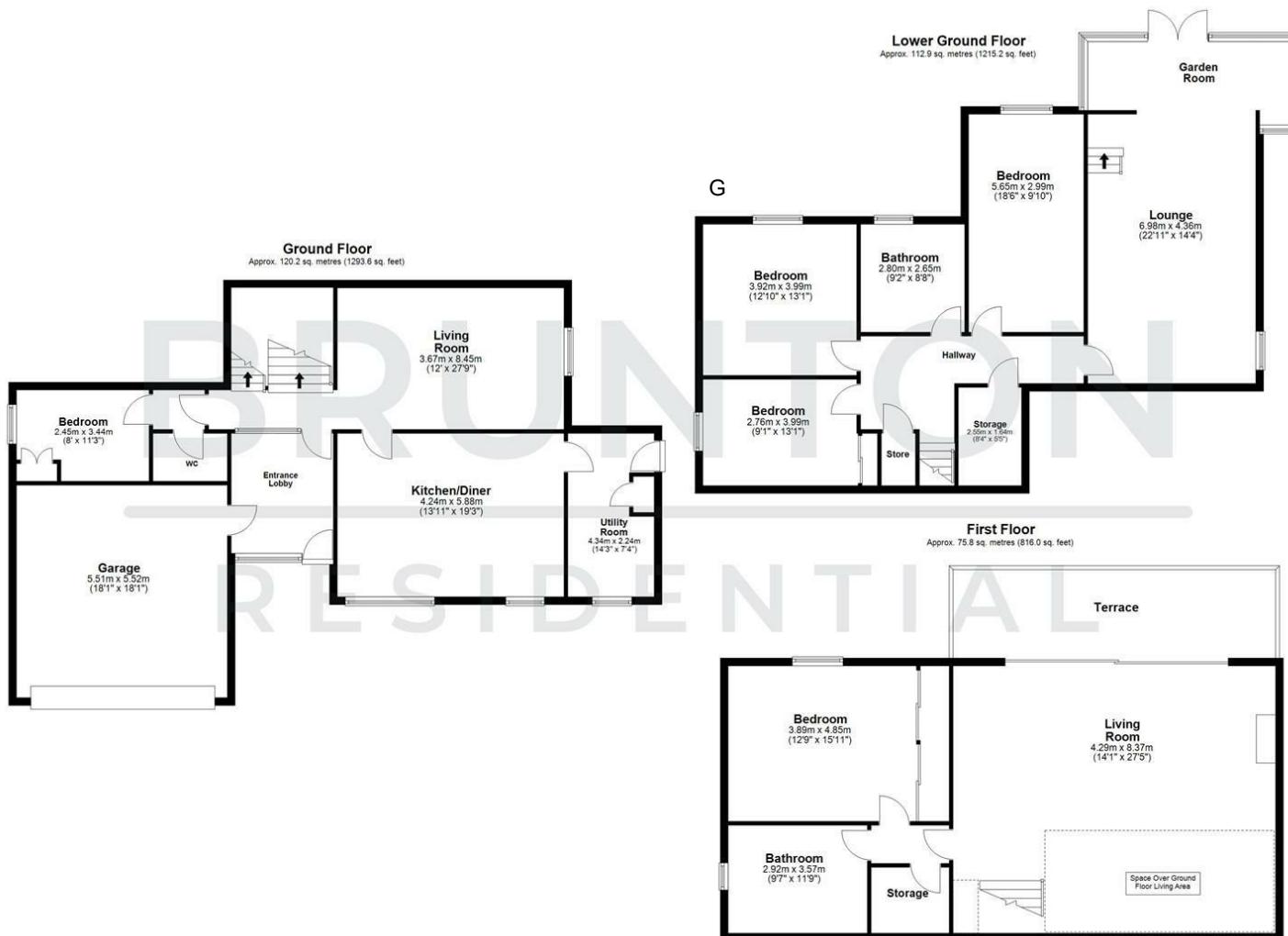
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : G

EPC RATING : D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		