



12 Moor Lane

Darras Hall



12 Moor Lane, Darras Hall, Ponteland, NE20 9AD

Situated on this sought-after street in the prestigious Darras Hall Estate, is this outstanding seven-bedroom family home which has been constructed to an exceptional standard and is set within approximately 0.75 acres of beautiful gardens.

Finished to a high specification throughout, the property offers contemporary fixtures and fittings with practical living spaces, ideally situated for buyers looking for family living with modern luxury.

The property is approached via a gated entrance leading into the block paved driveway providing parking for multiple vehicles and access to the integral double garage.

A modern front door leads into an impressive entrance hallway with double-height ceiling and large windows creating a great feeling of space and light. To the left of the entrance hallway, access leads into the lounge, with dual aspect windows and a feature log burning cassette fireplace.

To the rear of the ground floor, access leads into the magnificent open plan kitchen, dining and living area offering high quality cabinetry, integrated appliances and a large central island. This space benefits from an abundance of natural light from its expansive windows and sliding doors leading directly onto the rear gardens. Access leads from the kitchen into the utility room and then through to the integral double garage.

Returning to the hallway, the staircase then leads up to the first-floor landing with linen cupboard, and onto five good sized bedrooms, one with an ensuite shower room and three with built in wardrobes. The principal suite is particularly impressive with a dressing area, ensuite bathroom and access out onto the balcony. The principal suite also offers access through to bedroom two, which also benefits from access out onto the balcony. The family bathroom is situated on the first floor and benefits from a well-appointed suite.







The staircase then continues up onto the second floor and onto two further bedrooms and a modern bathroom. There is also access to a large double door storage room, with an office/ entertaining/reception space which could also be a teenager's bedroom, gym or studio.

Externally, the whole of the gardens and landscaping have been finished to an exceptional standard, with the rear garden being laid predominately to lawn with a paved patio terrace ideal for entertaining in the summer months. There are also a range of mature shrubs and trees surrounding the property providing a great degree of privacy, a large decking area at the bottom of the garden, offering sun late into the day and very large well stocked log store, sufficient to heat the house for years to come.

Moor Lane is ideally positioned within Darras Hall for access to the excellent shops and amenities of The Broadway, and good local schooling for all ages. Ponteland village is also close by with its good range of local amenities, including Waitrose and newsagents, friendly public houses and cafes, trendy wine bars and bistros, local shops and boutiques, restaurants critically acclaimed for their cuisine, a leisure centre, and a variety of sports clubs. Nearby, the city of Newcastle upon Tyne provides more extensive facilities, private and state schooling, a wider choice of shopping outlets and recreational amenities, as well as medical providers. There are also plenty of transport links within a few miles, including the A1 and A69, which lead to other major cities and the motorway; Newcastle Airport is only a 5-minute drive away.

Services: Mains electric, gas, water and drainage | Tenure: Freehold | Council Tax: Band | Energy Performance Certificate: Rating B

Price Guide: Offers Over £2,350,000



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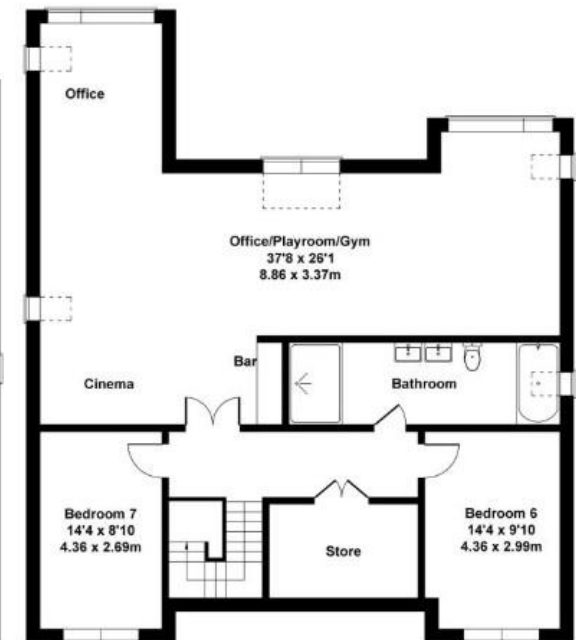
Approximate Gross Internal Area
5252 sq ft - 487 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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