



155a Runnymede Road

Darras Hall, Ponteland



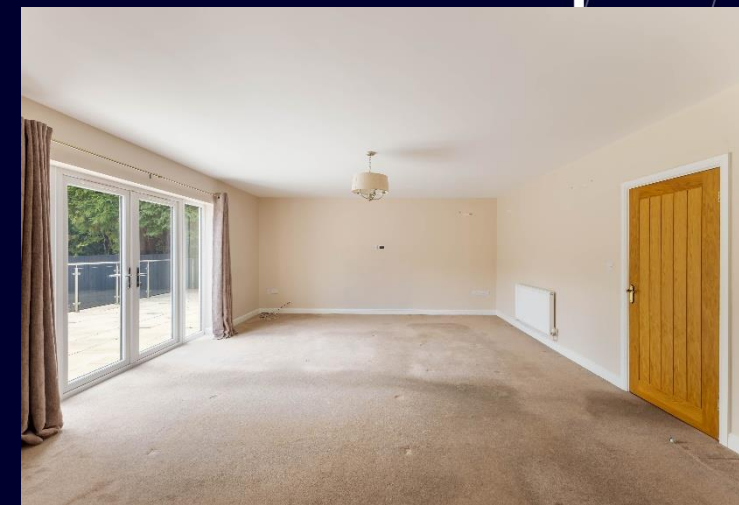
155a Runnymede Road, Darras Hall, Ponteland, NE20 9HN

155a Runnymede Road is a substantial six bedroom, detached family home, occupying an enviable position on this highly desirable street within Darras Hall.

Offering approximately 3,351 sq.ft. of internal accommodation with approximately 125m² of external patio, the property provides an excellent combination of generous reception space, well proportioned bedrooms and beautifully landscaped gardens, making it an ideal home for modern family living.

Internally, the property is accessed via an entrance vestibule, which leads into the spacious main reception hallway with staircase leading up to the first floor. The hallway provides access to a generous dual aspect lounge/family room, enjoying views to both the south and east. This is an exceptionally versatile space and could readily be divided to create two separate rooms if required. Double doors lead through into the principal day-to-day sitting room, a beautifully proportioned reception space with direct access onto the raised paved patio terrace. The sitting room flows through to the impressive kitchen/dining room, which is fitted with a modern range of cabinetry and work surfaces, a comprehensive selection of integrated appliances and a central island incorporating a breakfast bar.

The ground floor also provides a particularly useful utility room with integral access into the generous one and a half garage. Completing the ground floor accommodation is a versatile sixth bedroom/study, currently well suited to those working from home but equally capable of being utilised as a hobbies room, playroom or additional bedroom. This room benefits from its own ensuite shower room/WC, further enhancing its flexibility.





The staircase leads to the first floor landing, providing access to five further bedrooms, all of which are comfortable double rooms. The principal bedroom is particularly impressive, offering a generous bedroom with a separate walk-in dressing room and ensuite shower room/WC. Bedrooms two and three are further well-proportioned double bedrooms, with bedrooms four and five providing additional excellent family accommodation. The first floor is completed by two contemporary family bathrooms, both offering generous four piece suites.

Externally, the gardens extend around the property and have been thoughtfully relandscaped to create attractive and easily maintained outdoor space. The renewed paved patio terrace provides an excellent area for outdoor dining and entertaining, whilst the southerly aspect allows the gardens to enjoy an excellent level of natural light throughout the day. The sweeping driveway provides parking for multiple vehicles, with the benefit of private electronically operated gates.

Overall, 155a Runnymede Road represents a superb opportunity to acquire a substantial and highly versatile family home in one of Darras Hall's most desirable locations.

Early viewing is strongly recommended to fully appreciate the size, quality and versatility of accommodation on offer.

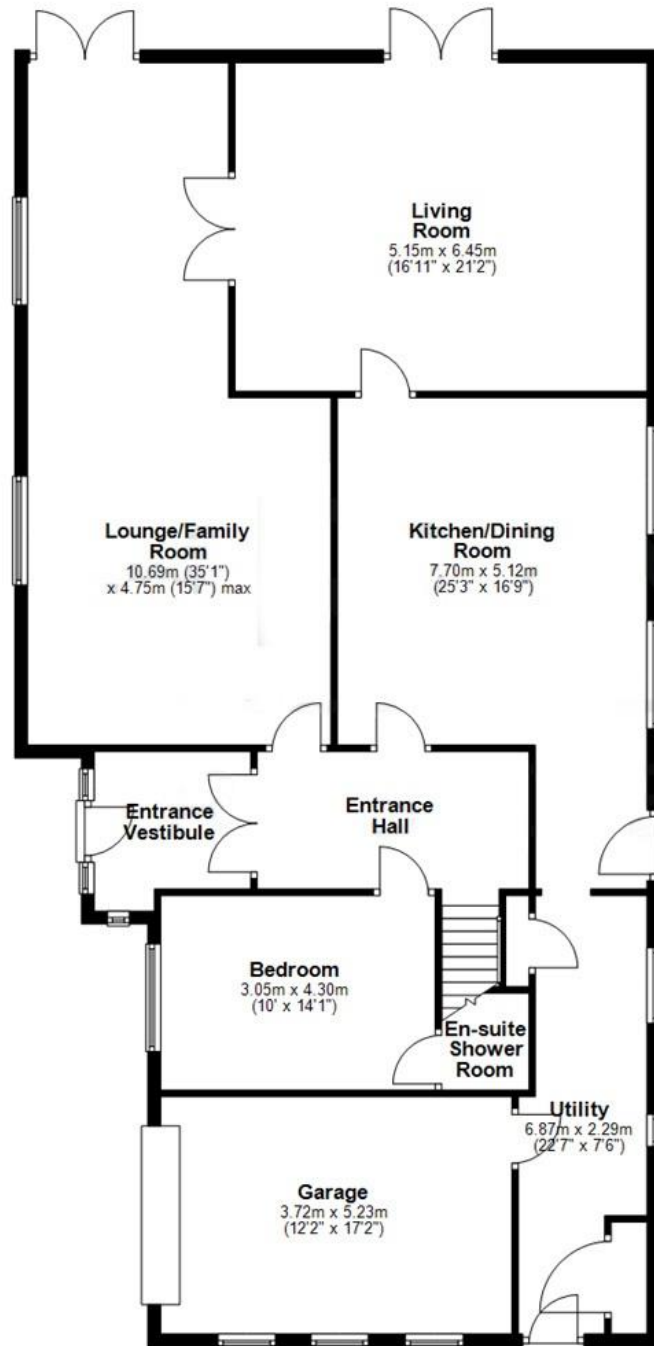
Services: Mains electric, gas, water and drainage | Tenure: Freehold | Council Tax: Band G | Energy Performance Certificate: Rating C

Price Guide: Guide Price £1,125,000



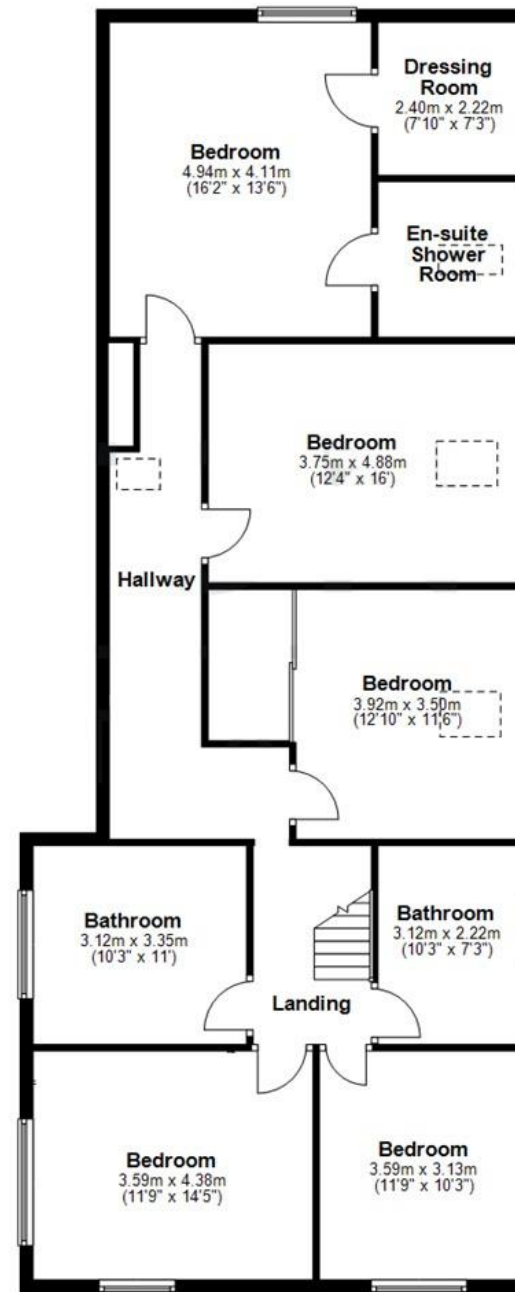
Ground Floor

Approx. 176.7 sq. metres (1901.6 sq. feet)



First Floor

Approx. 134.7 sq. metres (1449.5 sq. feet)



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



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