



Goodfellows
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22
Greenacres
Ponteland
NE209RT

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Darras Hall
Ponteland
NE209RT



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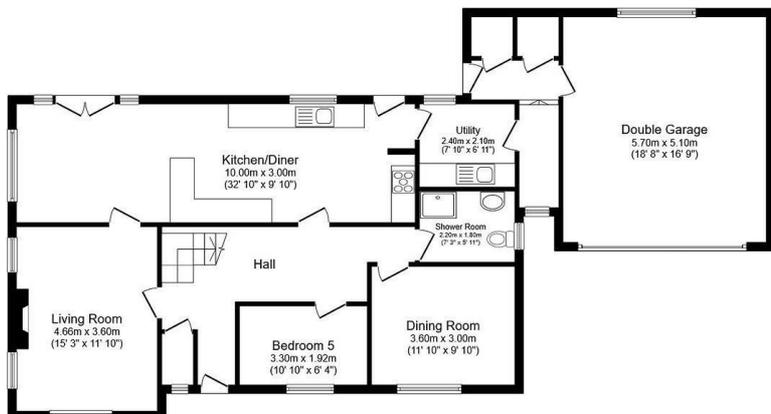
Asking Price
£675,000

A spacious and very well presented, 4/5 bedroom detached house with beautifully landscaped gardens and situated a short drive from the school and shops of Darras Hall. The welcoming Reception Hall with doors to all rooms and stairs to the first floor. The wonderful Living Room has large window to the front and a traditional open fire. To the rear is a magnificent Kitchen fitted with a good range of wall and base units with inset sink, range oven and dishwasher. The dining/sitting area has double doors opening to garden and door to the utility room with plumbing for washer. An inner hall leads to two storage cupboards, door to outside and door to the Garage. Positioned to the front are two further reception rooms. A good sized formal dining room and a study which could be used as a 5th Bedroom which would have use of the ground floor shower room/wc. Stairs lead from the hall to the first floor landing. The Master bedroom has an En-suite shower room. There are three further bedrooms and a Family Bathroom.

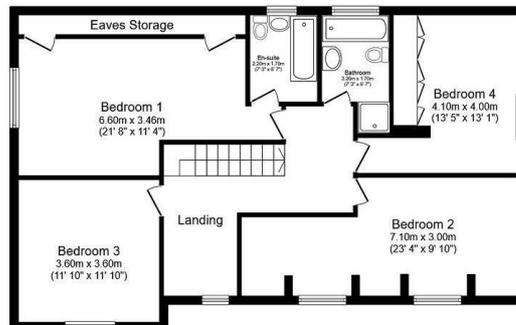
Externally, To the front is a spacious block paved driveway leading to the garage. The well tended gardens feature formal lawns, mature hedgerow to boundary and a range of trees, plants and shrubs.

Greenacres is situated off Edge Hill, and just a short distance to the local primary school and a good range of





Ground Floor
Floor area 128.4 sq.m. (1,382 sq.ft.)



First Floor
Floor area 88.2 sq.m. (950 sq.ft.)

Total floor area: 216.6 sq.m. (2,331 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



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

EPC Rating: C
Council Tax Band: E

DIRECTIONS

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