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ERRINGTON ROAD, PONTELAND, NEWCASTLE UPON TYNE

Offers Over £795,000

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Spacious and Versatile Five-Bedroom Detached Home Positioned Errington Road in Darras Hall. Featuring Multiple Reception Spaces, Ample Driveway Parking, Ground Floor Bedrooms, and Generous Plot with Patio Seating Areas, This Home is Ideal for Modern Family Life.

The accommodation comprises a welcoming entrance porch and hallway, leading to a generous living/dining room filled with natural light from multiple windows, creating a wonderful environment for entertaining or for everyday family life. Off of the living/dining room, the well-appointed kitchen also benefits from large windows, and French doors opening onto the garden, further enhancing the home's light-filled feel.

There are five double bedrooms in total, with three on the ground floor with access to a downstairs bathroom, and two on the first floor, with access to a shower room. The ground floor bedrooms are particularly versatile, and could be transformed into a home office, further reception room or guest bedroom, depending on individual needs. Externally, the property sits on a generous plot with a gravelled private driveway, single garage and rear garden mainly laid to law with mature planting and patio seating areas.

Errington Road is located within the highly desirable village of Darras Hall, known for its excellent local amenities, well-regarded schools, boutique shops, cafés and restaurants. The area also offers superb transport links into Ponteland, Newcastle city centre and the airport, making it particularly popular with families and professionals.

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The internal accommodation comprises: a bright entrance hall with stairs to the first floor that gives access to all principal ground floor rooms.

To the right of the hallway are two well-proportioned double bedrooms. To the rear of the hallway is a family bathroom benefitting from a bath with shower over, wash hand basin and WC facilities. An additional double bedroom positioned at the end of the hall also benefits from a private WC and sink, adding further convenience.

Spanning the almost the entire length of the house is a spacious living/dining room with multiple large windows, creating a bright and welcoming space, while a feature fireplace and wooden flooring adds warmth and character, creating an ideal area for both relaxing and dining. Off the living/dining room is the well-equipped kitchen, which is fitted with a range of wall and base units and integrated appliances. The kitchen also has a large windows alongside French doors opening onto the garden, allowing in plenty of natural light and forming an excellent connection between the indoor and outdoor space.

The room to the top of the stairs on the first floor benefits from French doors opening onto a private balcony overlooking the front aspect, and is currently used as a lounge space but could be configured as an office or dressing area for the connecting bedrooms. Both first floor bedrooms are generous doubles with Velux windows which allow the rooms to be flooded with light, and have access to a shared shower room, completing the internal accommodation.

Externally, the property benefits from an extensive, well-maintained lawn with a gravelled driveway and single garage. To the rear, a generous garden is enclosed and features a range of mature trees and shrubs. The garden itself is laid mainly to lawn with paved patio seating areas, creating the ideal space for everyday family life and entertainment.



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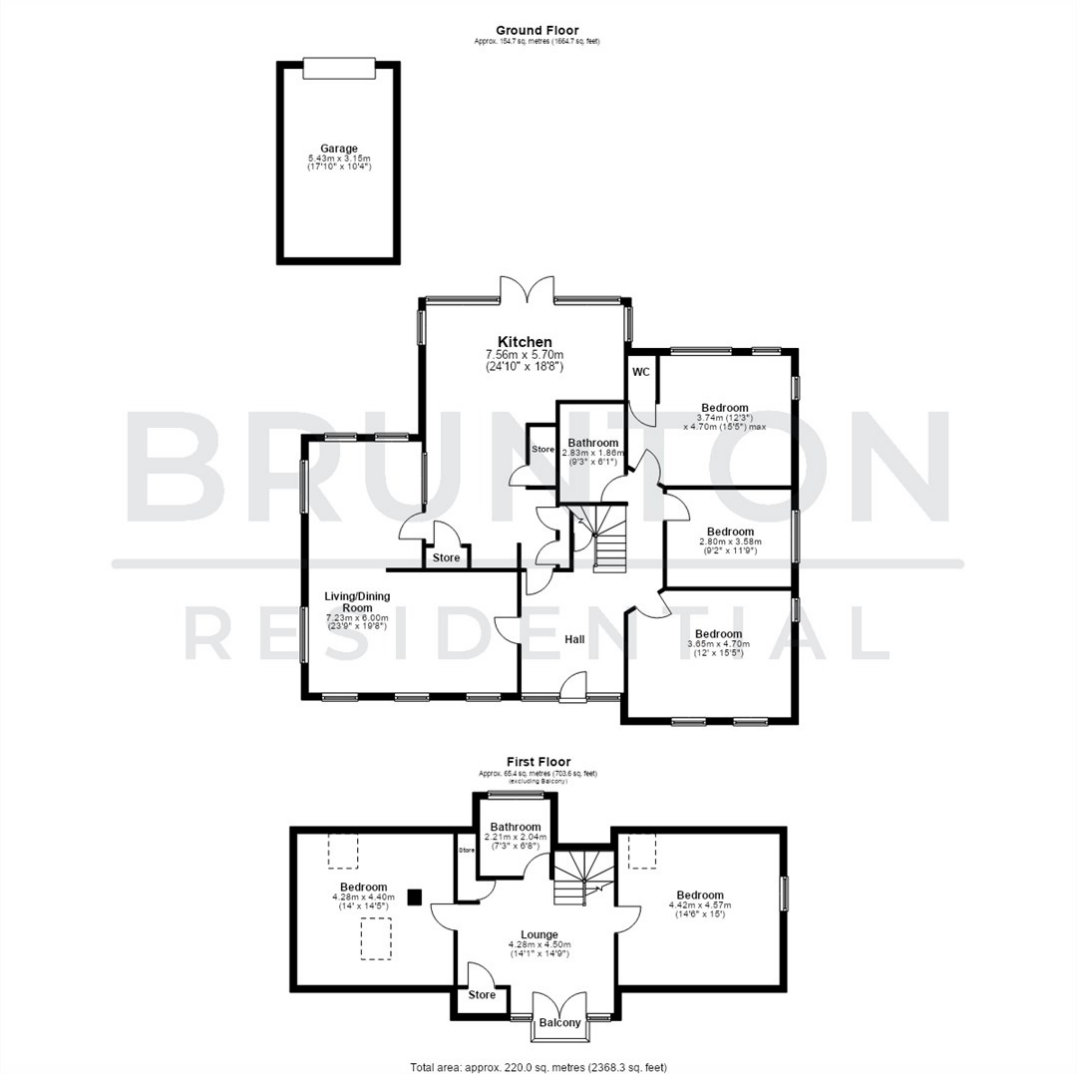
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TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND :

EPC RATING :



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