



132 Darras Road

Darras Hall



## 132 Darras Road, Darras Hall, Ponteland, NE20 9PG

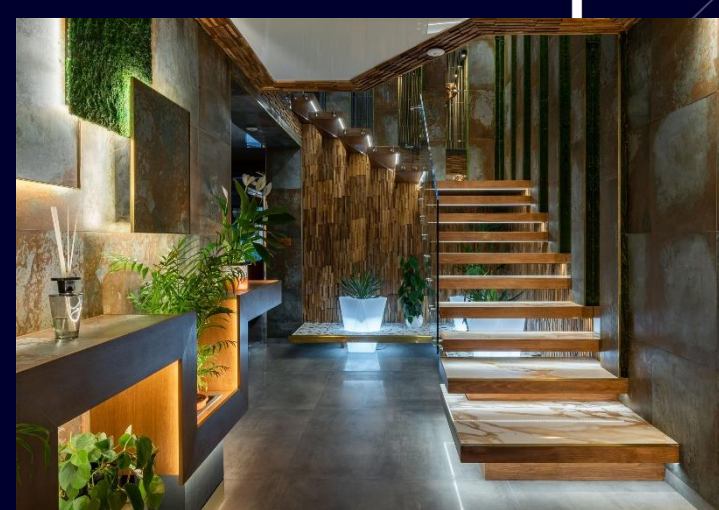
Highly Impressive Detached Luxury Home Boasting Three/Four Bedrooms, Four Bathrooms, Two/Three Reception Rooms, Stunning Open Plan Kitchen/Diner, Utility Room, Garage, Gated Off Street Parking & Stunning Landscaped Gardens!

This truly bespoke home has been extended and extensively renovated to an immaculate standard throughout. The property features an outstanding eye for detail and has been professionally designed, both internally and externally, to now offer fabulous versatile accommodation set over two floors.

Darras Road is highly regarded as one of the finest residential locations within Darras Hall. Darras Hall is positioned on the outskirts of the delightful and historic village of Ponteland, with its medieval church and village green. The village offers a good range of local amenities, including a 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. There is also a good choice of schools for all ages.

Boasting in excess of 3566 sq.ft, the internal accommodation comprises: Spacious reception hallway with floating staircase leading up to the first floor | Generous front sitting room, which has been professionally fitted out with a feature media wall and bespoke lighting | Day to day sitting room/Bedroom four is positioned to the side of the property and offers versatile space either as a guest bedroom or kids playroom | Ground floor shower room WC, enjoying a high end three piece suite with luxury finish | The final reception room is a great entertaining space, positioned to the rear, and fully equipped with a backlit bar and mirrored splashbacks | Overlooking the rear gardens is a stunning open plan kitchen/dining room, finished to the highest of standards and showcasing true craftsmanship | The kitchen benefits from a range of contemporary cabinetry and worktops, integrated appliances throughout, large central island with built in dining table and glazed bi-fold doors leading out seamlessly to the terrace | Back kitchen | Guest WC | Utility room with integral access into the garage.





The staircase then leads up to the first floor landing and onto three bedroom suites | The principal bedroom is accessed at the rear and offers a large double bedroom with cabinetry display and dressing room fitted out with bespoke cabinetry | Ensuite bathroom with modern four piece suite, including a statement standalone 'Bali style' bathtub | Bedroom two is a further substantial double room, again with dressing room and ensuite shower room WC | Bedroom three enjoys a comfortable double, also with impressive ensuite shower room WC.

Externally, the property is approached via a gated entrance leading to a driveway for secure parking for multiple vehicles | The rear gardens benefit from a raised paved patio terrace with pergola and separate BBQ area | Sunken garden laid predominantly to artificial turf which enjoys great privacy.

Immaculately presented, this fantastic property offers underfloor heating to both floors, ultra modern lighting and special finishes throughout in slate, oak and stone. Early viewings are strongly encouraged to truly appreciate the quality of accommodation on offer at this luxury residence.

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

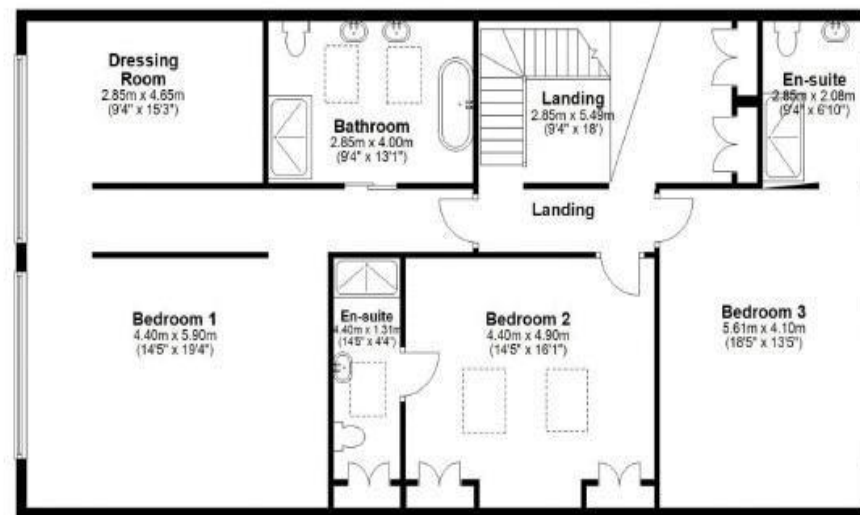
Price Guide: Guide Price £1,395,000



**Ground Floor**  
Approx. 189.9 sq. metres (2043.8 sq. feet)



**First Floor**  
Approx. 141.6 sq. metres (1522.6 sq. feet)



Total area: approx. 331.3 sq. metres (3566.3 sq. feet)



# rare!

From Sanderson Young

Sanderson Young rare! Office  
95 High Street | Gosforth  
Newcastle upon Tyne | NE3 4AA  
[rare@sandersonyoung.co.uk](mailto:rare@sandersonyoung.co.uk)  
0191 223 3500