



- 5 Bedrooms
- South Facing Rear Garden

- 0.30 acres

- Wide Road Frontage

Unexpectedly back on the market, this deceptively spacious 5 bedrooomed detached property occupies a fabulous garden plot extending to circa 0.30 acres, in an excellent location, within the highly sought after Darras Hall Estate. This property offers ample scope for refurbishment and redevelopment, subject to the necessary permissions. The Entrance Hall has door to a particularly spacious 26' open plan Lounge/Dining Room, with windows overlooking the rear garden. The Kitchen is fitted with a range of units, sink unit, space for cooker and door to Utility with plumbing for washer and gas combi boiler, door to garden and door to attached garage with electric access door. The Inner hall leads to the Wet room WC and bedrooms 4 & 5. Stairs to the first floor landing. Bedroom 1 has walk through wardrobes and window to rear and door to en-suite shower room. Bedroom 2 is to the front and Bedroom 3 is to the rear.

Externally, this property stands in generous grounds, with driveway to the front, leading to the garage, car port and parking area. The well maintained front and rear gardens have lawns, planted flower beds, shrubs and trees.

Edge Hill is well placed for local amenities including shops, schools for all ages and restaurants, complimented for further facilities in the adjoining 'village' of Ponteland. There is excellent access to Newcastle International Airport with Darras Hall ideally located for commuting into Newcastle .

Council Tax Band F

Entrance Hall 9'6" x 5'11" (2.912 x 1.820)

Living Room / Dining Room 26'6" x 11'3" (8.101 x 3.430)

Kitchen 11'6" x 10'10" (3.530 x 3.326)

Utility Room 14'9" x 9'0" (4.515 x 2.767)

Bedroom 5 11'10" x 7'11" (3.608 x 2.415)

Bedroom 4 13'10" x 11'10" (4.240 x 3.616)

Wet Room WC

Stairs to first floor

Bedroom 1 12'9" x 11'1" (3.905 x 3.399)

En-suite WC 10'1" x 6'8" (3.091 x 2.043)

Bedroom 2 11'9" x 7'11" (3.602 x 2.427)

Bedroom 3 11'9" x 10'5" (3.597 x 3.198)

Garage 15'11" x 8'8" (11'3" max) (4.871 x 2.642 (3.430 max))





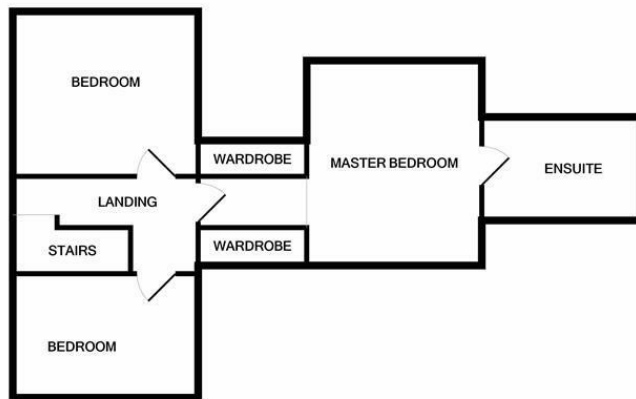
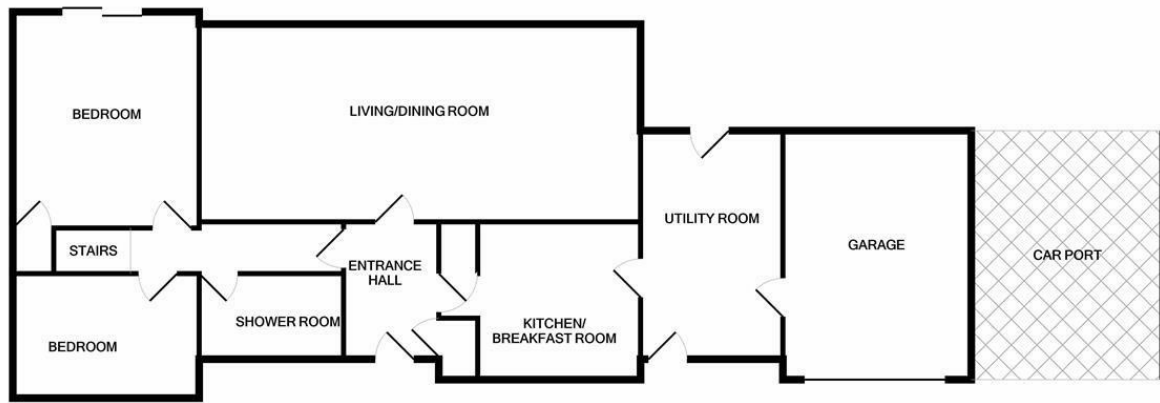
Energy Performance: Current E Potential C

Council Tax Band: F

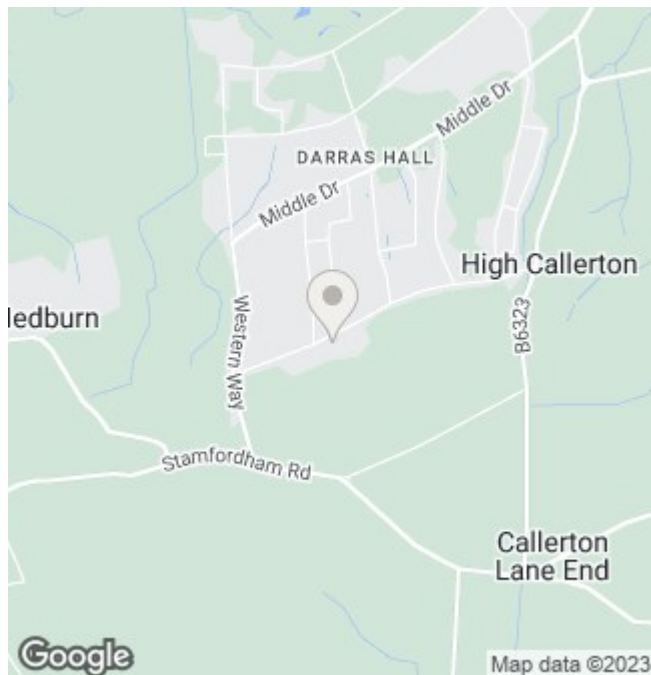
Distance from School:

Distance from Metro:

Distance from Village Centre:



TOTAL APPROX. FLOOR AREA 1809 SQ.FT. (168.1 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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