



 4

 2

 2

- 4 Bedrooms
- Recent Bathroom

- 0.37 acres
- Electric Entrance Gates

- Recent Kitchen
- Approx. 200 ft Road Frontage

A well presented 4 bedroomed detached bungalow situated on the sought after Runnymede Road and set in approx. 0.37 acres. The spacious family accommodation which has been recently upgraded by the current owners offers a spacious Reception Hall with underfloor heating, windows to front and side offering lots of natural light and is currently used as a study area. The inner hall leads to all rooms including the 25' Lounge with log burner set into a traditional stone fireplace. An impressive Kitchen featuring high quality wall and base units with marble worktops, twin sink unit Range oven, integrated dishwasher, wine cooler and american style Fridge Freezer. The Utility Room has a sink unit, plumbing for a washer, storage cupboards and Gas combination boiler. The Kitchen opens into the Sitting/Dining area with two sets of Bi folding doors and tiled flooring. Bedrooms 1 and 2 are to the front, both with bay windows. Bedroom 2 has fitted wardrobes and Bedroom 3 also with fitted wardrobes is to the rear. The modern Bathroom/WC has tiled walls and floor, freestanding bath, wet room style shower with glass screen, low level wc, pedestal wash basin set into vanity unit with illuminated mirror. Bedroom 4 is to the first floor and has velux window, access to the loft storage and door to En-suite Bathroom with paneled bath, WC and sink unit set into vanity unit.

Externally, electric entrance gates open to a driveway with parking for several cars. The Front and Rear Gardens have lawns, with a mix of trees and hedge borders. A stone patio area is positioned to the south/west.

There is good access to schools for all ages, shops, pubs, restaurants sporting and leisure facilities. Darras Hall is ideally located for Newcastle International Airport and is within excellent commuting distance of Newcastle city.

Council Tax Band G

**Reception Hall/Study 15'4" x 15'7" (4.680 x 4.767)**

**Inner Hall 31'9" x 3'4" (9.689 x 1.022)**

**Lounge 25'6" x 11'8" (7.783 x 3.559)**

**Kitchen 21'3" x 13'1" (6.491 x 4.003)**

**Utility Room 8'4" x 6'11" (2.555 x 2.117)**

**Dining/Living Room 22'10" x 11'11" (6.982 x 3.633)**

**Bedroom 1 14'4" x 11'11" (4.393 x 3.642)**

**Bedroom 2 12'7" x 11'7" (3.840 x 3.554)**

**Bedroom 3 11'8" x 7'11" (3.567 x 2.432)**

**Bathroom WC 11'2" x 8'9" (3.410 x 2.692)**

**1st Floor Landing**

**Bedroom 4 13'0" x 12'0" (3.987 x 3.675)**

**En-suite Bathroom WC**





Energy Performance: Current C Potential B

Council Tax Band: G

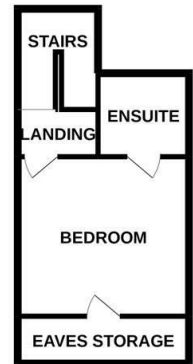
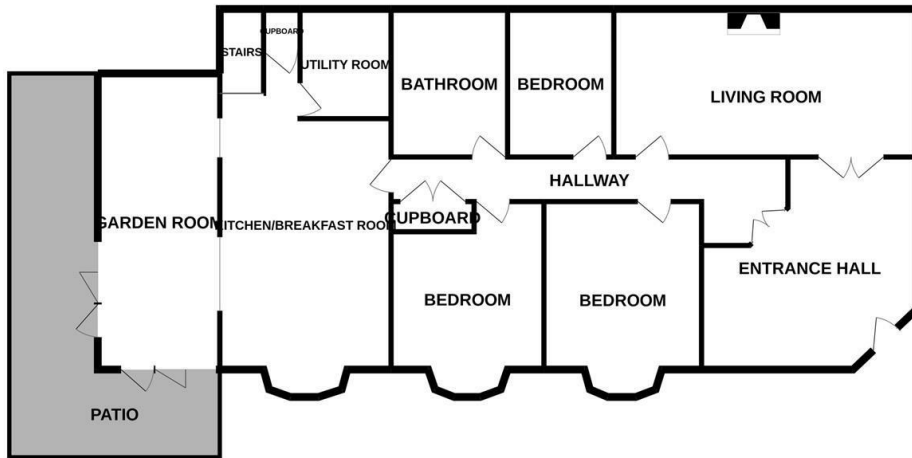
Distance from School:

Distance from Metro:

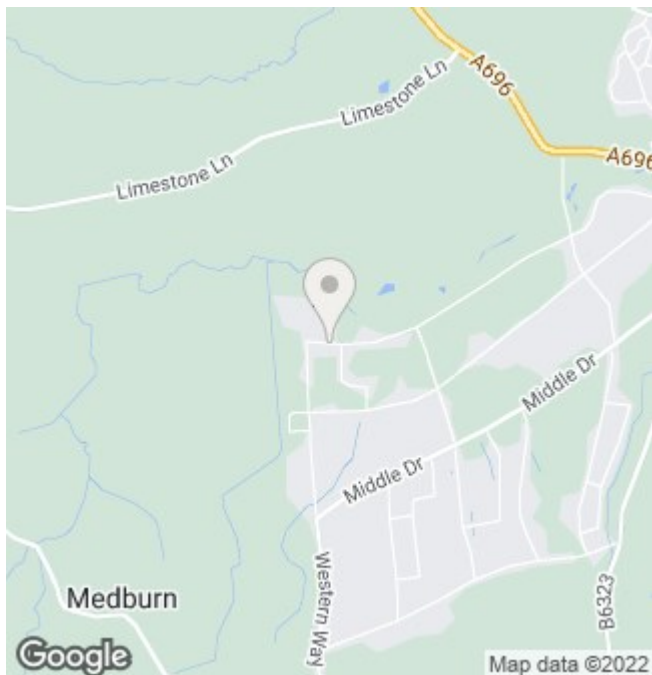
Distance from Village Centre:

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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