



- Detached Bungalow
- Sun Lounge/Study Area
- En-suite Shower Room WC
- Council Tax Band F

- 4 Bedrooms
- Breakfasting Kitchen
- Bathroom WC

- L shaped Lounge/Dining Room
- Conservatory
- Garage

A well presented and spacious 4 bedroom detached bungalow with lovely west facing rear garden within the Darras Hall Estate. The Entrance Hall leads to the spacious L-shaped Lounge/Dining Room with windows to side and gas fire with attractive surround and step down to a split level Sun lounge/Study area with sliding doors to the conservatory and double doors to the rear garden. A door from the sun lounge area leads to Bedroom 4 with window to rear and sliding door to Conservatory. This room benefits from an En-suite Shower Room/WC. From the inner hallway door to Breakfasting Kitchen fitted with a range of base, wall and drawer units with inset sink unit, electric oven combination oven, electric hob with extractor over, space and plumbing for washing machine, space and plumbing for dishwasher and door to side. From the inner hallway Bedroom 1 is to the front and has wardrobes. Bedroom 2, also a double is to the side and has wardrobes. Bedroom 3 is to the front with wardrobes. The Bathroom is fitted with a bath, pedestal wash basin, and WC. The large Garage has an electric access door and wall mounted Gas combination boiler.

Externally to the front there is a tarmac driveway providing parking and gardens, mainly laid to lawn both front and rear with well stocked borders.

Errington Road is conveniently located for shops, restaurants and other facilities on Broadway, with good access to schools for all ages and comprehensive amenities in the adjoining village of Ponteland including pubs, restaurants, shops, leisure and sporting facilities.

Entrance Hall 10'11" x 7'5" (3.344 x 2.277)

Breakfasting Kitchen 13'4" x 10'8" (4.088 x 3.262)

Living/Dining Room 25'2" x 11'9" widening to 17'6" (7.687 x 3.601 widening to 5.336)

Sun lounge/Study area 25'2" x 4'11" (7.692 x 1.5)

Conservatory 17'6" x 8'8" (5.355 x 2.654)

Bedroom 4 or TV Room 12'3" x 8'11" (3.746 x 2.728)

En-suite Shower Room WC 8'10" x 4'2" (2.705 x 1.285)

Bedroom 1 13'9" x 9'7" (4.202 x 2.926)

Bedroom 2 12'2" x 12'0" (3.727 x 3.672)

Bedroom 3 11'0" x 8'6" (3.355 x 2.615)

Bathroom WC 10'1" x 6'7" (3.089 x 2.009)

Garage 16'8" x 13'10" (5.101 x 4.230)





Energy Performance: Current D Potential B

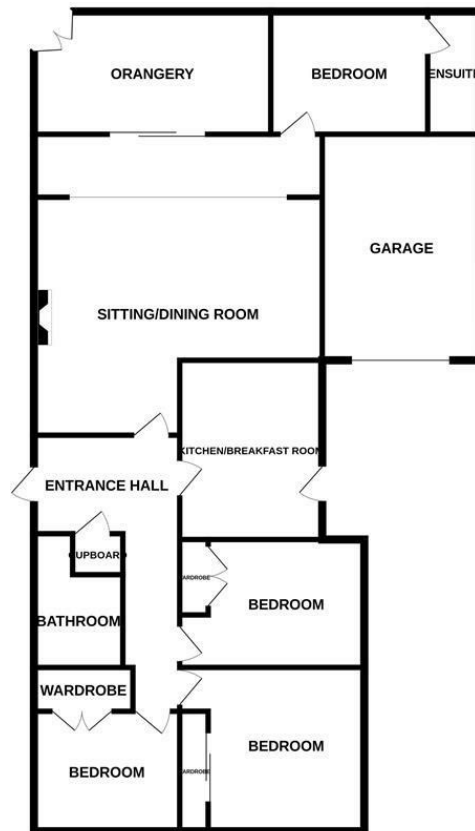
Council Tax Band: F

Distance from School:

Distance from Metro:

Distance from Village Centre:

GROUND 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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