



- 4 Bedroom Detached Bungalow
- Kitchen / Dining Room
- Utility Area

- Extensively Updated and Extended
- En-suite Shower Room & Dressing Room
- Garage

- Lounge
- Family Bathroom
- Council Tax Band E



A recently extended and very well presented 4 bedroom detached bungalow occupying a private, mature garden plot extending to circa 0.3 acres within this highly desirable residential area.

The welcoming Reception Hall leads to the generous open plan Kitchen/Dining and Living area fitted with a bespoke shaker style kitchen in 'Cashmere' with oak worktops and inset Belfast sink. Bespoke wall, base and display units with integrated dishwasher, American style fridge freezer, ceramic hob and split level double ovens complete the generous Kitchen/Dining area.

The large living area features full height sliding glass doors and windows that flood the room with light and open out onto the rear patio area and garden.

An Inner Hallway leads to the bedrooms with the Master Bedroom featuring French doors to the rear patio area, wall panelling and a walk-through wardrobe/dressing area to the En Suite Bathroom with bespoke twin basin washstand and a walk-in shower enclosure with rainfall shower head and hand held shower. Bedroom 2 is also to the rear and has open shelved wardrobes and double aspect windows overlooking the garden. Bedrooms 3 and 4 are both double rooms to the South facing front garden.

The modern family Bathroom features a freestanding bath, bespoke wash basin with drawer storage, walk-in shower enclosure with rainfall shower head and hand held shower.

The Utility Room has a range of units with sink unit, Gas combi boiler and plumbing for a washer and tumble dryer. The Double Garage is attached with up & over door.

The property is set back from the road in the prestige area of Darras Hall, Ponteland. The prime location of this property affords easy access to highly regarded schooling for all ages, good shopping facilities, cafes, bars and restaurants and a number of sporting and leisure facilities. There are excellent connections to Newcastle International Airport, Newcastle City Centre and major road links such as the A1 and A69.

#### Entrance Hall

**Kitchen / Dining Room 26'0" x 10'1" (7.940 x 3.096)**

**Lounge 19'6" x 14'1" (5.953 x 4.306)**

**Bedroom 1 13'4" x 12'5" (4.070 x 3.799)**

**Dressing Room 8'6" x 5'1" (2.599 x 1.563)**

**En-suite Shower Room WC**

**Bedroom 2 13'6" x 8'10" (4.138 x 2.711)**

**Bedroom 3 13'6" x 9'1" (4.129 x 2.786)**

**Bedroom 4 13'4" x 9'10" (4.085 x 3.004)**

**Garage and Utility Area**







Energy Performance: Current C Potential B

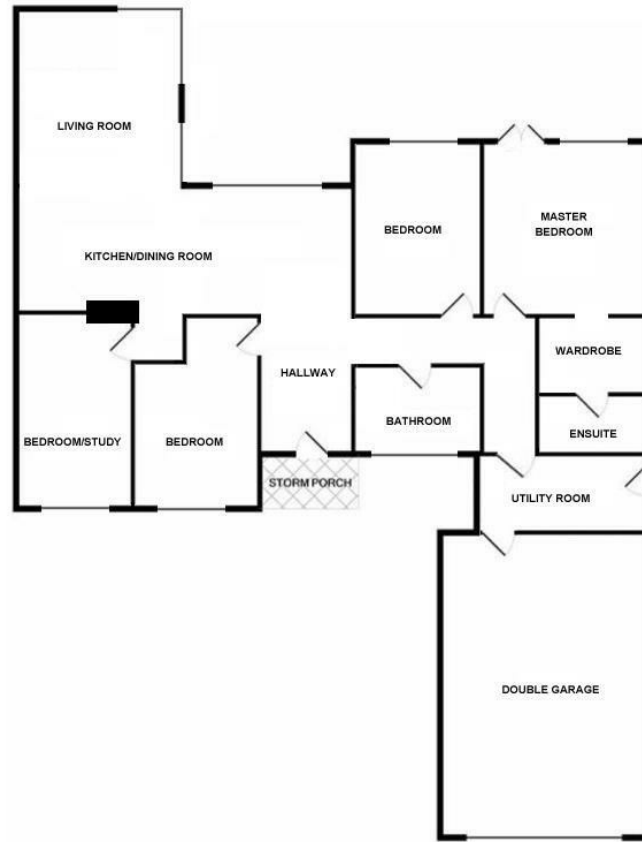
Council Tax Band: E

Distance from School:

Distance from Metro:

Distance from Village Centre:

01661 829164



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