



- Six Bedrooms
- Family Room
- Ground Floor Shower WC
- Council Tax Band G / EPC Rating C



- Lounge / Dining Room
- Sun Room
- Bathroom WC



- Breakfasting Kitchen
- En-suite Shower WC
- Garage

A very well presented 6 bedroom detached family house, with lovely gardens situated on a cul de sac within the Darras Hall Estate. The spacious Reception Hall has stairs to first floor landing and double doors to Lounge/Dining Room with window to rear. The focal point is the wood burning stove set within a tradition style marble surround. Archway to Dining area/currently used as a library with window to front. From the Hall door to the Breakfasting Kitchen with window to front and superbly fitted with a range of base and wall units, sink unit, double oven, 4 ring electric hob, integral freezer and space and plumbing for dishwasher. Door to Garage with electric roller door, gas central heating boiler, sink unit and space and plumbing for washer and dryer. From the Hall, Ground floor Shower Room WC. Family Room with south facing sliding patio doors to garden and door to the sun lounge with windows to three sides overlooking the garden. Staircase leads from the hall to First Floor Main Landing. Bedroom 1 is to the rear and has fitted wardrobe and En Suite Shower/WC. with wc with concealed cistern, vanity unit with wash basin and shower enclosure with mains shower unit. Bedroom 3 is to the front with Bedroom 4 also to the front with built-in wardrobe. Bedroom 5 is to the rear and has loft access hatch. The Bathroom/WC features a Spa bath, double shower enclosure with pre heat facility, low level wc, and wash basin set into vanity unit. From the second landing Bedroom 2 with window to front and bedroom six currently a study is to the rear.

Externally, the house is approached via a gated entrance with gravel driveway with lawns to either side and planted borders. The beautiful Rear Garden has a generous lawn area, patio, mature trees, planted borders, shrubs and Summerhouse.

Parklands is situated off Middle Drive, well placed for the amenities of Broadway including schools for all ages, shops and restaurants in Ponteland village.

**Entrance Hall 11'7" x 8'11" (3.555 x 2.735)**

**Lounge 17'9" x 15'3" (5.432 x 4.666)**

**Dining Area or Reading Room 9'9" x 9'2" (2.990 x 2.806)**

**Family Room 13'11" x 11'10" (4.252 x 3.631)**

**Sun Lounge 13'5" x 13'1" (4.106 x 3.995)**

**Ground Floor Shower WC**

**Breakfasting Kitchen 13'8" x 11'10" (4.171 x 3.618)**

**Landing 1**

**Bedroom 1 9'11" x 10'9" excl. wardrobes (3.040 x 3.283 excl. wardrobes)**

**En-suite Shower Room**

**Bedroom 3 13'4" x 8'5" (4.065 x 2.580)**

**Bedroom 4 11'2" x 8'10" (3.414 x 2.705)**

**Bedroom 5 9'11" x 9'4" (3.040 x 2.849)**

**Bathroom**

**Landing 2**

**Bedroom 2 15'3" x 11'5" (4.664 x 3.488)**

**Bedroom 6/Study 8'10" x 6'1" (2.706 x 1.866)**

**Garage 17'9" x 16'1" (5.430 x 4.913)**





Energy Performance: Current C Potential C

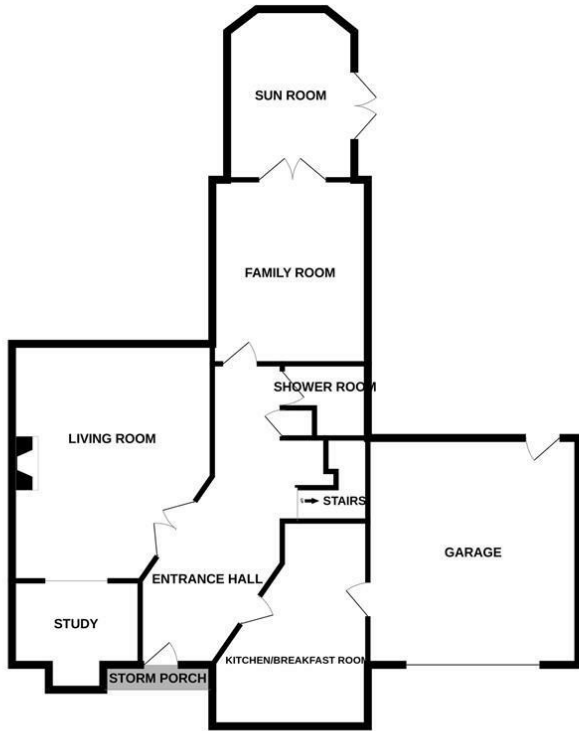
Council Tax Band: G

Distance from School:

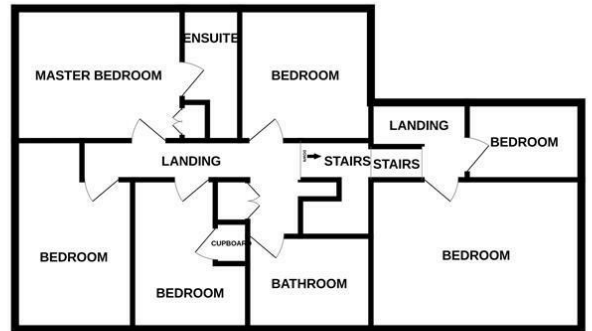
Distance from Metro:

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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