



- 4 Bed Detached Bungalow
- Breakfasting Kitchen
- Large, Well Tended Gardens

- Cloaks/WC
- Bathroom/WC with Shower
- Sought After Location

- 26' Lounge with Fireplace
- Double Garage
- Scope for Cosmetic Updating

This 4 bedroomed detached bungalow offers deceptively spacious family accommodation on a fabulous private plot extending to circa 0.42 acre. With gas central heating and sealed unit double glazing in hardwood frames, there is scope for some cosmetic updating and an opportunity to create a wonderful home to the purchaser's own taste and requirements. The Entrance Hall leads to the Reception Hall, with wood flooring, and on to the Cloakroom/WC, with low level wc and pedestal wash basin. A feature stone fireplace is the focal point of the spacious 26' dual aspect Lounge. The Breakfasting Kitchen is fitted with a range of wall, base & display units with sink unit, concealed extractor over the cooker area and plumbing for a dishwasher. There is also a Side Hall with cupboard housing the central heating boiler and a door to the side. The Night Hall has access to the loft. Bedrooms 1 and 2 are to the rear, with Bedroom 3 to the side and Bedroom 4 also to the rear. The Bathroom/WC has a low level wc, pedestal wash basin and panelled bath with rainhead and hand held showers, screen and fully tiled walls and floor. The Double Garage is attached with up and over door.



Externally, this property stands within lovely gardens, with the Front Garden lawned and with a collection of plants, shrubs and tree to the borders. A driveway leads to the garage and a 5 bar gate opens to a paved Side Patio Garden. The stunning large Rear Garden is particularly private with lawn and beds and borders stocked with a range of mature shrubs, plants and trees.



Edge Hill is pleasantly located with good access to local amenities including shops, restaurants and schools. Further, more comprehensive facilities can be found in the adjoining village of Ponteland. Darras Hall is ideally situated for access to Newcastle International Airport and is within excellent commuting distance of the city of Newcastle. Council Tax Band F

Entrance Hall 7'8 x 4'6 (2.34m x 1.37m)

Reception Hall 15'0 x 7'4 (4.57m x 2.24m)

Cloakroom/WC 5'5 x 5'0 (1.65m x 1.52m)

Lounge 26'0 x 14'0 (7.92m x 4.27m)

Breakfasting Kitchen 13'8 x 12'5 (4.17m x 3.78m)

Side Hall 3'6 x 9'7 (max) (1.07m x 2.92m (max))

Night Hall

Bedroom 1 14'0 x 11'9 (4.27m x 3.58m)

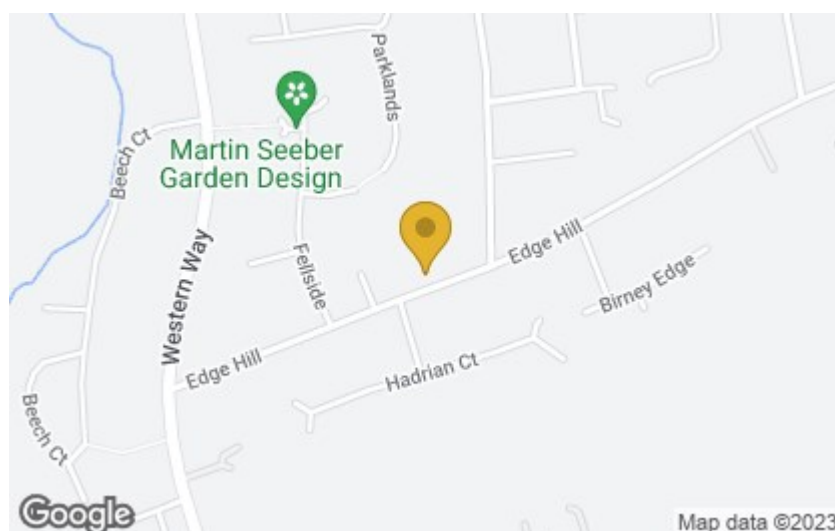
Bedroom 2 13'10 x 11'9 (4.22m x 3.58m)

Bedroom 3 10'9 x 10'6 (3.28m x 3.20m)

Bedroom 4 11'8 x 9'6 (3.56m x 2.90m)

Bathroom/WC 9'10 x 6'11 (3.00m x 2.11m)

Double Garage 17'0 x 16'0 (5.18m x 4.88m)



Energy Performance: Current D Potential C  
Northumberland County Council: 0345 6006400  
Council Tax Band: F  
Darras Primary School: 0.9m  
Ponteland Primary/High School: 2.2m  
Newcastle Central Railway Station: 10.4m  
Newcastle International Airport: 3.5m

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.