



- 2 Bed Detached Bungalow
- Larger Private Plot
- Conservatory
- Delightful Gardens

- Specifically for Ages 55 Yrs+
- Cloakroom/WC
- Shower/WC

- Highly Sought After Development
- 21' Lounge
- Detached Garage

A 2 bedroomed detached bungalow, occupying a fabulous, larger plot, within a small and exclusive development specifically for those aged 55+ years. With gas fired central heating and sealed unit double glazing, there is scope for some cosmetic updating, presenting a superb opportunity to create a lovely home to the successful purchasers' own taste and requirements. The Entrance Hall leads to the Cloakroom/WC, with low level wc and pedestal wash basin. The focal point of the spacious 21' Lounge is a coal effect real flame gas fire within an attractive surround and double doors open to the Conservatory, overlooking and with doors to the garden. The Kitchen is fitted with a range of wall and base units, with sink unit, split level oven, 4 ring gas hob with extractor over and combi boiler. The Night Hall has a cloaks cupboard. Bedroom 1 has wall to wall wardrobes and a bay to the rear. Bedroom 2 has a range of built in wardrobes and also has a bay to the rear. The Shower/WC is fitted with a low level wc, vanity unit with wash basin, storage under and mirror and light over and double shower cubicle with mains shower unit. There is a Detached Garage with roller shutter door, wall and base units and plumbing for a washer.



Externally, there is a lawned Front Garden with a driveway to the garage and a range of shrubs. There is a paved and gravelled Side Garden, with a variety of plants and a shed. This continues to the Rear Garden, also very private, with lawn, patio and collection of shrubs.

Old Station Court is pleasantly situated just off Broadway, with local shops, restaurants and other amenities and is adjacent to a bridle path, for lovely walks down to the village of Ponteland, with further facilities. Darras Hall is ideally located for Newcastle International Airport and has excellent road and public transport links into the city.

Entrance Hall 6'6 x 3'4 (1.98m x 1.02m)

Cloakroom/WC 6'0 x 3'2 (1.83m x 0.97m)

Lounge 21'6 x 11'8 (+recess) (6.55m x 3.56m (+recess))

Conservatory 11'6 x 7'9 (3.51m x 2.36m)

Kitchen 9'8 x 7'10 (2.95m x 2.39m)

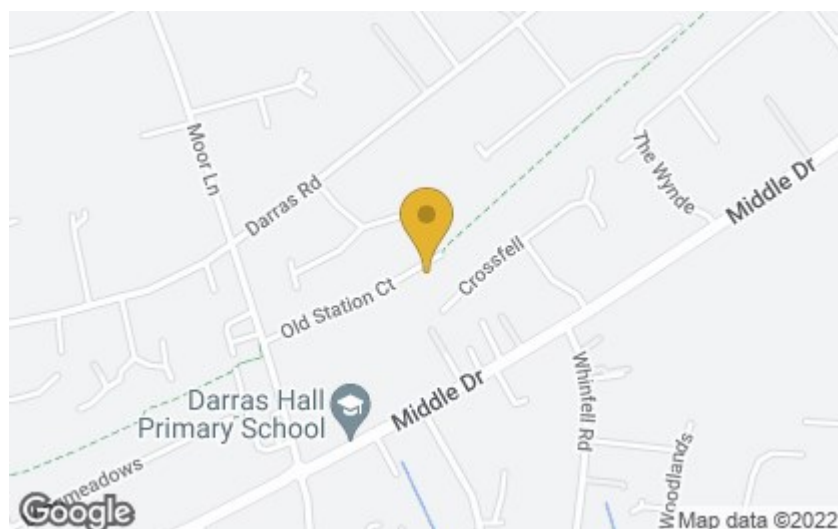
Night Hall 9'4 x 2'9 (2.84m x 0.84m)

Bedroom 1 9'9 (+dr recess) x 16'3 (into bay) (2.97m (+dr recess) x 4.95m (into bay))

Bedroom 2 10'2 x 13'8 (into bay) (3.10m x 4.17m (into bay))

Shower/WC 7'3 x 6'5 (2.21m x 1.96m)

Detached Garage 18'0 x 8'4 (5.49m x 2.54m)



Energy Performance: Current C Potential B

Council Tax Band: E

Distance from Broadway Shops: 0.2 miles

Distance from Ponteland Village Centre: 1.5 miles

Distance from Newcastle International Airport: 2.6 miles

Distance from Newcastle Central Railway Station: 10.5 miles

Northumberland County Council: 0345 6006400

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.