



- 3 Bed Detached Bungalow
- Kitchen
- Double Garage
- Fabulous Opportunity

- In Need of Updating
- Separate Utility Room
- Gas CH & SUDG to Most Windows

- 24' 'L' Shaped Lounge
- Bathroom with Separate WC
- Lovely Gardens

A three bedroomed detached bungalow, on a lovely garden plot, in need of updating. Beautifully situated on a lovely garden plot, this is a wonderful opportunity to create a fabulous property to the successful purchaser's own taste and requirements. The Reception Hall, with cloaks/storage and linen cupboards, leads to the 24' dual aspect 'L' shaped Lounge/Dining Room, with feature stone wall to wall fireplace and tv/display plinths and patio doors to the rear garden. The Kitchen has wall and base units with a sink unit with double drainer and there is a separate Utility Room with central heating boiler and a door to the rear. Bedroom 1 has built in wardrobes with storage cupboards over and is to the rear. Bedroom 2 is to the front, with Bedroom 3 to the rear, also with built in double wardrobes with storage cupboards over. The Bathroom is fitted with a pedestal wash basin and panelled bath with fully tiled walls and there is a separate WC with low level suite and fully tiled walls. There is also an attached Double Garage with twin up and over doors.

Externally, the property stands within a superb corner plot. The Front Garden is lawned with conifer trees and hedge and driveway to the garage. The generous West facing Rear Garden is also lawned, again with shrubs and conifer and beech hedges.

Beech Court is a cul-de-sac, just off Western Way, within the desirable Darras Hall Estate. There are good local amenities enhanced by further comprehensive facilities in the adjoining village of Ponteland. Alongside schools for all ages, there are a range of excellent shops, including Waitrose, selection of renowned pubs and restaurants and a variety of sporting and leisure facilities. Darras Hall is well placed for commuting into Newcastle and is ideally located for Newcastle International Airport.

Reception Hall

Lounge/Dining Room 19'9 x 24'4 (max) (6.02m x 7.42m (max))

Kitchen 10'10 x 10'0 (3.30m x 3.05m)

Utility Room 9'0 x 7'3 (2.74m x 2.21m)

Bedroom 1 14'0 x 11'2 (4.27m x 3.40m)

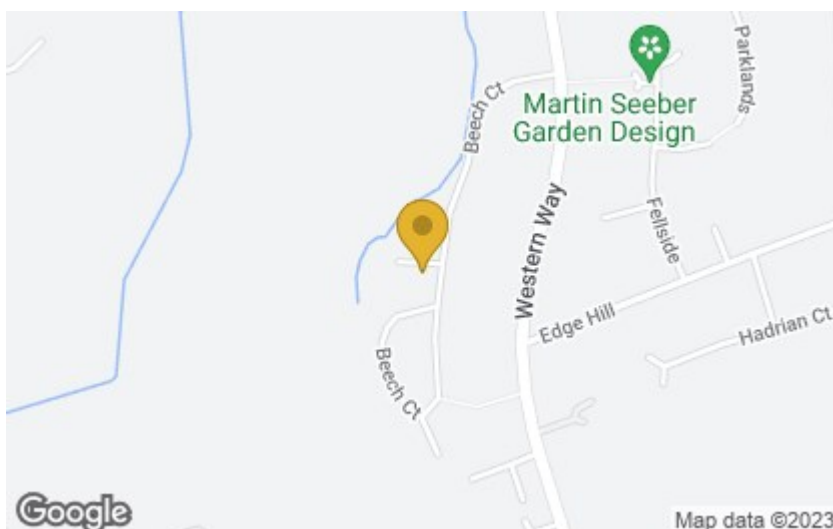
Bedroom 2 13'0 x 10'8 (3.96m x 3.25m)

Bedroom 3 10'8 x 8'2 (3.25m x 2.49m)

Bathroom 7'10 x 5'10 (2.39m x 1.78m)

WC 5'10 x 2'4 (1.78m x 0.71m)

Double Garage 19'3 x 18'2 (5.87m x 5.54m)



Energy Performance: Current Potential
Northumberland County Council: 0345 6006400
Council Tax Band: E
Darras Hall Primary School: 1.1m
Ponteland Primary/High School: 2.2m
Newcastle International Airport: 3.9m
Newcastle Central Railway School: 9.8m

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