



- 4 Bed Semi Detached Dormer Bungalow
- Fitted Kitchen
- Garage with Electric Door
- Fabulous Opportunity

- Lounge with Fireplace
- Bath and Shower Rooms
- Generous Gardens to 3 Sides

- Through Dining Room
- Study
- Scope for Some Cosmetic Updating

A deceptively spacious double fronted 4 bedroomed semi detached dormer bungalow, occupying a generous corner plot in a fabulous location, within this sought after estate. With scope for some cosmetic updating, this is a wonderful opportunity to create a superb family home to the successful purchasers own taste and requirements. The Reception Hall, with storage cupboard, leads to the Lounge, with coal effect real flame gas fire within an ornate Adam style surround, fitted book/display shelving to the recess and bay to the front. Folding doors open to the Dining Room. The Breakfasting Kitchen is fitted with wall and base units, double bowl sink unit, plumbing for a washer and door to the side. Bedroom 1 is to the front, with Bedroom 2 to the rear. The Bathroom/WC is fitted with a low level wc, pedestal wash basin and panelled bath with electric shower over. Stairs lead from the hall to the First Floor Landing, with eaves storage cupboard and Velux roof light. Bedroom 3 has his and hers built in double wardrobes and is to the front. Bedroom 4 is to the rear. There is also a Study with T Fall ceiling and Velux roof light and a Shower/WC, with low level wc, pedestal wash basin and shower cubicle with mains shower unit. The Garage has an electric roller shutter door.

Externally, the Front Garden is lawned with a range of plants and shrubs and driveway to the garage and parking area. Lawns extend to the Side Garden with mature shrubs and trees, with beech hedge concealing the large Rear Garden, with patio, paths, shed, lawns, a range of well established fruit trees and other plants and shrubs.

This property is well placed for a good choice of local schools, as well as a range of shops including Waitrose, selection of renowned pubs and restaurants, wonderful park and a great choice of other sporting and leisure facilities.

Darras Hall is ideally located for Newcastle International Airport and is within excellent commuting distance of the city.

Reception Hall 19'2 x 6'4 (5.84m x 1.93m)

Lounge 14'2 x 18'2 (into bay) (4.32m x 5.54m (into bay))

Dining Room 11'0 x 9'9 (3.35m x 2.97m)

Breakfasting Kitchen 11'7 x 11'4 (3.53m x 3.45m)

Bedroom 1 13'1 x 12'8 (3.99m x 3.86m)

Bedroom 2 12'6 x 11'0 (+dr recess) (3.81m x 3.35m (+dr recess))

Bathroom/WC 8'0 x 6'6 (2.44m x 1.98m)

First Floor Landing

Bedroom 3 15'4 x 13'6 (4.67m x 4.11m)

Bedroom 4 12'8 x 9'9 (3.86m x 2.97m)

Study 9'2 x 8'3 (max) (2.79m x 2.51m (max))

Shower/WC 7'3 x 9'2 (into shower recess) (2.21m x 2.79m (into shower recess))

Garage 18'3 x 8'2 (5.56m x 2.49m)

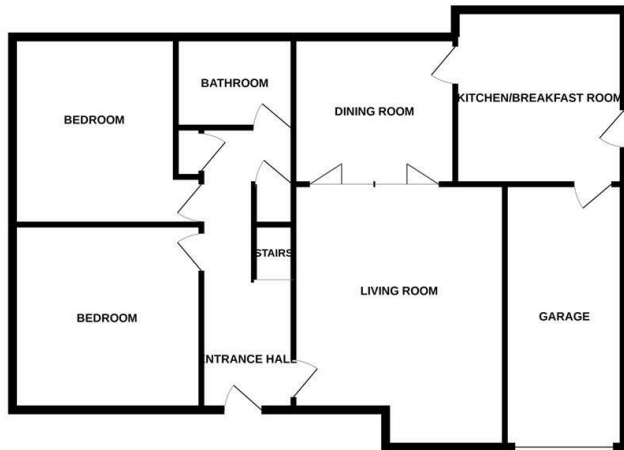




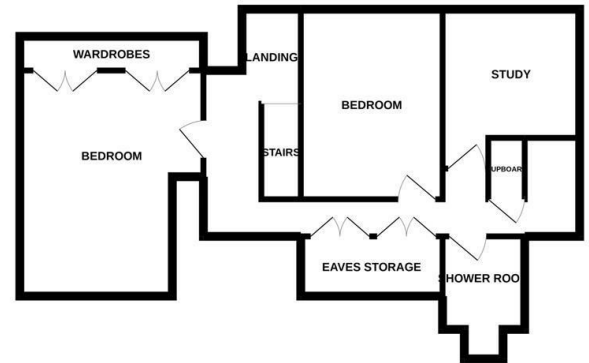
Energy Performance: Current E Potential C

Council Tax Band:

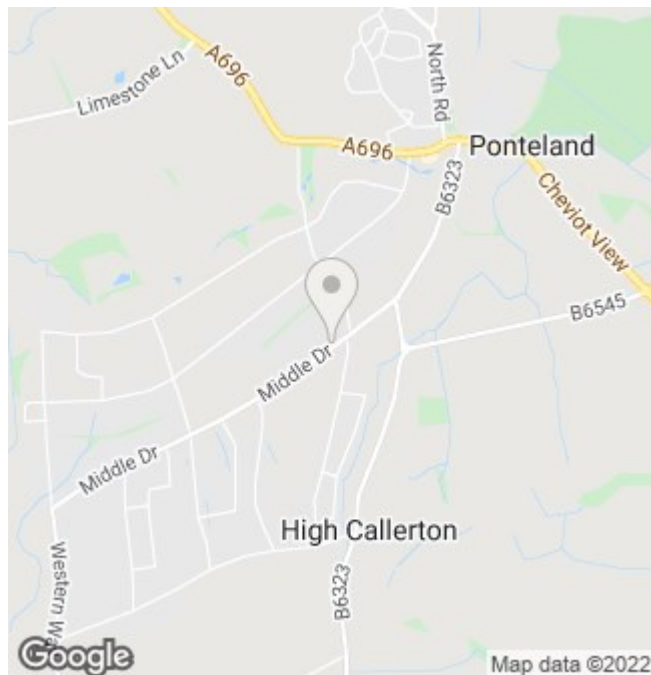
GROUND FLOOR



1ST FLOOR



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