



4



1



3

- 4 Bed Semi Detached House
- Lounge with Bay
- Bathroom/WC with Shower
- Available Part or UnFurnished

- Extended Family Accommodation
- 29' Kitchen/Dining Room
- Attached Garage

- Highly Sought After Location
- 22' Family Room
- Large Family Gardens

A 4 bedroomed semi detached house, situated within this highly desirable location and available either furnished or unfurnished. With gas fired central heating and sealed unit double glazing, this extended family property accepts children and some pets. The Reception Hall leads to the Lounge, with recessed shelving and bay to the front. The 29' Kitchen/Dining Room is fitted with solid wood units, sink unit, electric cooker and is open to the 22' Family Room, a fabulous room with 2 sets of French doors to the garden. Stairs lead from the hall to the First Floor Landing, with access to the loft via a retractable ladder. Bedroom 1 has windows to the front, side and rear. Bedroom 2 is to the front, with Bedroom 3 to the rear and Bedroom 4/Study to the front. The Bathroom/WC has a low level wc, pedestal wash basin, panelled bath with mains shower over and folding shower screen. There is an attached Garage with sliding door.

Externally, the Front Garden is gravelled with driveway to the garage and parking area. There is also a good range of mature shrubs and trees. The Rear Garden is large, ideal for family use, with lawn, shrubs and plants.

Darras Road is within Darras Hall, a prestigious residential area to the North West of Newcastle upon Tyne. The adjoining 'village' of Ponteland is served with an excellent range of schools for all ages, good choice of shops including Waitrose, excellent selection of renowned pubs and restaurants and a number of sporting and leisure facilities. Ponteland is within excellent commuting distance of Newcastle upon Tyne and is ideally located for Newcastle International Airport.

Reception Hall 13'8 x 6'2 (4.17m x 1.88m)

Lounge 12'6 x 12'6 (into bay) (3.81m x 3.81m (into bay))

Kitchen/Dining Room 29'9 x 13'2 (9.07m x 4.01m)

Family Room 22'2 x 15'0 (6.76m x 4.57m)

First Floor Landing

Bedroom 1 17'8 x 9'3 (5.38m x 2.82m)

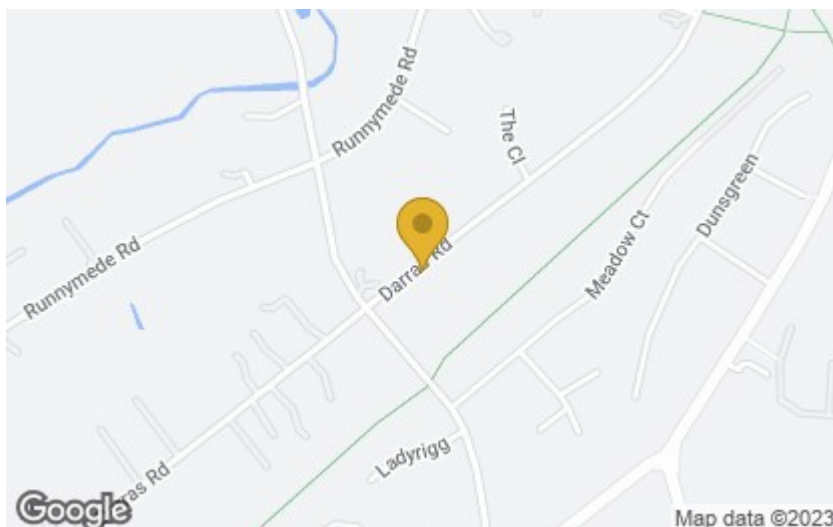
Bedroom 2 12'8 x 10'10 (3.86m x 3.30m)

Bedroom 3 11'2 x 11'2 (3.40m x 3.40m)

Bedroom 4 8'6 x 8'2 (2.59m x 2.49m)

Bathroom/WC 8'2 x 5'10 (2.49m x 1.78m)

Garage 14'4 x 9'8 (4.37m x 2.95m)



Energy Performance: Current C Potential B
Northumberland County Council: 0345 6006400
Council Tax Band: E
Darras Hall Primary School: 0.9m
Ponteland Primary/ High School: 0.7m
Newcastle International Airport: 2.4m
Newcastle Central Railway Station: 10m

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.