



- 2 Bed Link Detached Bungalow
- Reconfigured & Refurbished
- Open Plan Kitchen
- Garage with Electric Door

- Highly Sought After Development
- Spacious 21' Lounge
- Shower/WC

- Specifically for Ages 55+
- Conservatory
- Private West Facing Garden

This 2 bedroomed link detached bungalow occupies an excellent location within this highly sought after development, designed specifically for ages 55+. Reconfigured and refurbished throughout and including replacement conservatory and glazing, the Reception Hall leads to a spacious dual aspect 21' Lounge, with open plan Kitchen, refitted with high gloss wall and base units, sink unit, split level double oven with 4 ring gas hob and extractor over and integral fridge/freezer with matching doors. Double doors open from the lounge to the Conservatory, overlooking and with doors to the rear garden. The Inner Hall has a cloaks cupboard and access to the loft via a retractable ladder. Bedroom 1 is to the front and has wall to wall wardrobes with mirror fronted sliding doors. Bedroom 2 is to the rear. The refurbished Shower/WC has a low level wc, pedestal washbasin with mirror over, shower quadrant with mains shower and fully tiled walls. The Garage is attached with electric up and over door.

The Front Garden is lawned with a range of plants and shrubs and driveway to the Garage. The West facing Rear Garden is private, paved and gravelled for easy maintenance and with a collection of shrubs.

Old Station Court is conveniently located, just off Broadway in Darras Hall, well placed for local shops, restaurants and other amenities. There are further excellent facilities in the adjoining 'village' of Ponteland. Darras Hall is ideally situated for access to Newcastle International Airport, with good road and public transport links into the city of Newcastle.

**Reception Hall 6'8 x 4'0 (2.03m x 1.22m)**

**Lounge 21'0 x 17'2 (6.40m x 5.23m)**

**Conservatory 11'2 x 7'8 (3.40m x 2.34m)**

**Kitchen 8'4 x 5'9 (2.54m x 1.75m)**

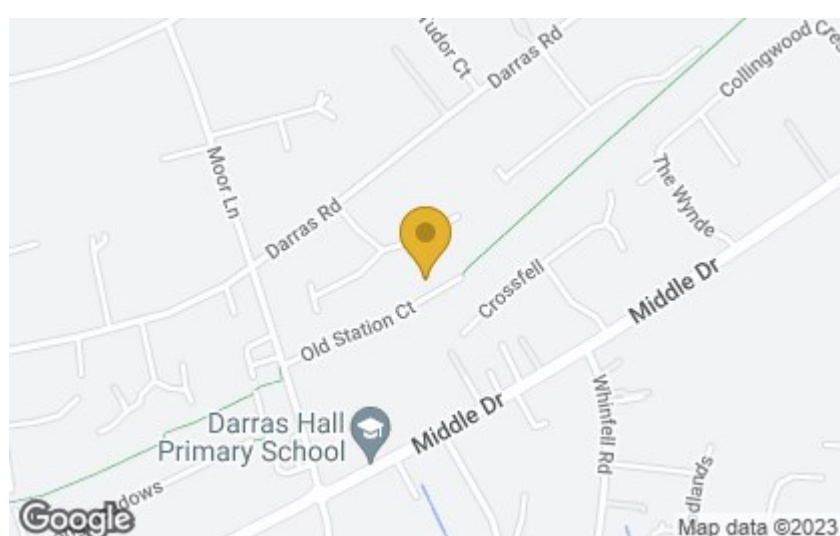
**Inner Hall**

**Bedroom 1 11'8 x 10'2 (max) (3.56m x 3.10m (max))**

**Bedroom 2 10'2 x 9'4 (3.10m x 2.84m)**

**Shower/WC 7'4 x 6'0 (2.24m x 1.83m)**

**Garage 17'3 x 8'11 (5.26m x 2.72m)**



Energy Performance: Current C Potential B

Council Tax Band:

Distance from School:

Distance from Metro:

Distance from Village Centre:

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.