



- 4 Bedroom Detached House
- En suite Shower
- Lounge
- Council Tax Band E / EPC rating C

- Very Well Presented
- Bathroom & Cloakroom WC
- Garden Room & Conservatory

- Ground Floor Bedroom
- Kitchen & Utility
- Garage

An immaculately presented, four bedroom detached family house, pleasantly situated in a quiet cul-de-sac location with beautiful gardens. This deceptively spacious family home has a welcoming Entrance Hall with stairs to first floor and a Cloakroom/WC, fitted with a wc and wash basin. The Lounge has a coal effect real flame gas fire set within a tradition style surround and opens to the magnificent Garden Room with double doors opening to the garden and to the conservatory. A good sized Utility Room with sink unit, plumbing for washing machine and door to the garage. The superb Kitchen/Breakfast room is fitted with a range of wall, base and display units with double electric oven, gas hob, extractor hood, fridge and dishwasher. From the entrance hall is a ground floor bedroom, a versatile room which could be used as a home office. Stairs lead to the first floor Landing. Bedroom 1 is a spacious double with a good range of fitted wardrobes. The en-suite shower room is equipped with shower enclosure, wc and wash basin set in to vanity unit. Bedroom 2 is also a spacious double with fitted wardrobes and is to the rear. Bedroom 3 is a double to the front and the Family Bathroom/WC is fitted with a bath with shower and screen, wash basin and wc. The integral Garage has an electric access door. There are beautiful gardens to the front and rear featuring well tended lawns, planted flower beds, a mix of trees and shrubs with an established hedge to the boundary. The rear garden features a west facing patio and a delightful summer house.





Northumberland County Council : 03456006400

Energy Performance current C. Potential B

Council Tax Band: E

Darras Hall Primary School: 0.5miles

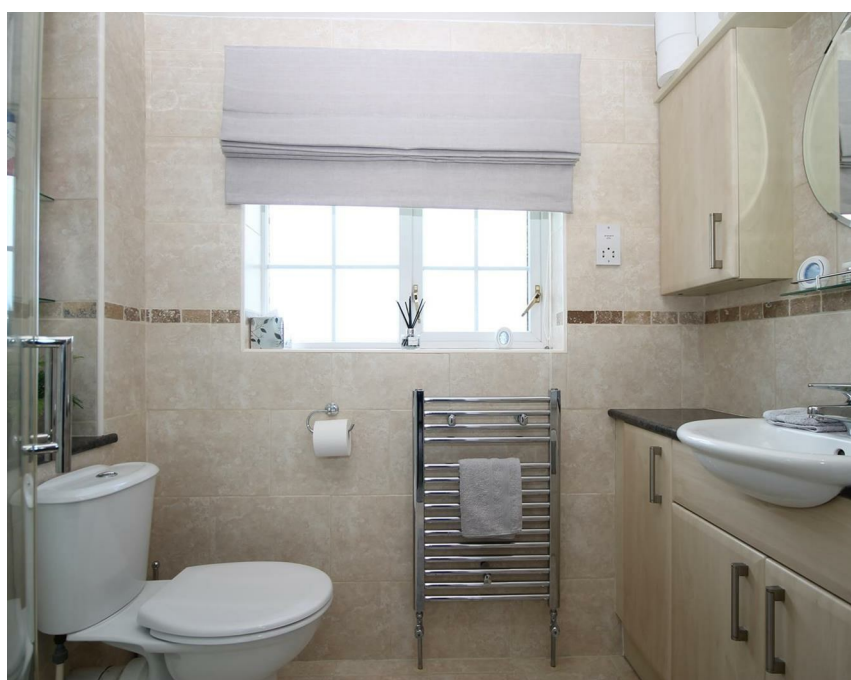
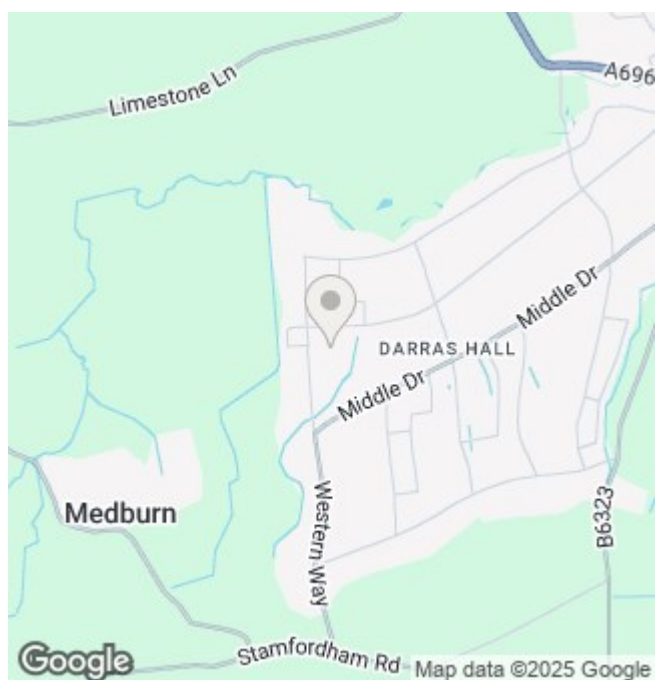
Ponteland High School: 1.15miles

Ponteland Village centre: 2miles

Newcastle City Centre & Railway Station: 10.2miles

Newcastle International Airport & Metro stop: 2.6miles.

01661 829164



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.