



- 4 Bed Detached Bungalow
- 27' Lounge with Patio Doors
- Garage
- Great Opportunity
- Superb Garden Plot Circa 0.35 Acre
- 22' Breakfasting Kitchen
- Courtyard & Gardens
- Opportunity to Refurbish/Develop
- 3 Bath/Shower Rooms`
- Fabulous Location

This deceptively spacious 4 bedroomed detached bungalow occupies a fabulous garden plot extending to circa 0.35 acre, in an excellent location, within the highly sought after Darras Hall Estate. With gas ducted central heating and sealed unit double glazing, this property offers ample scope for refurbishment and redevelopment, subject to the necessary permissions. The Entrance Porch opens to the particularly spacious 27' open plan Lounge/Dining Room, with inset fireplace, panelling and picture windows and doors to the garden and being open to the 22' Breakfasting Kitchen, fitted with a range of units, sink unit, split level double oven, 4 ring electric hob with extractor over, plumbing for a washer and door to the rear. Bedroom 1 has a range of built in wardrobes, patio doors opening to the courtyard and its own 'Hall', with Vanity unit with wash basin and shower with electric shower unit. Bedroom 2 is to the front and has built in wardrobes. The Shower/WC has been refurbished with a low level wc, pedestal wash basin with mirror over and walk in shower enclosure with mains shower unit. Bedroom 3 also has fitted wardrobes with dressing table and overhead storage cupboards and a picture window to the side. There is a Night Hall and Bedroom 4 has patio doors opening to the side. The Bathroom/WC is fitted with a low level wc, pedestal wash basin and corner bath with fully tiled walls. There is an attached Garage with electric door.

Externally, this property stands in generous grounds, with driveway to the front, leading to the garage and parking area. Lawns extend around the bungalow with a pleasant courtyard with patio and gates opening to the large lawn.

Edge Hill is well placed for local amenities including shops, schools for all ages and restaurants, complimented for further facilities in the adjoining 'village' of Ponteland. There is excellent access to Newcastle International Airport, with Darras Hall ideally located for commuting into Newcastle itself.

Entrance Porch 8'1 x 6'8 (2.46m x 2.03m)

Lounge/Dining Room 27'8 x 22'2 (8.43m x 6.76m)

Breakfasting Kitchen 22'8 x 8'7 (6.91m x 2.62m)

Bedroom 1 Entrance Hall 8'2 x 6'8 (2.49m x 2.03m)

Bedroom 1 11'9 x 11'6 (3.58m x 3.51m)

Bedroom 2 12'0 x 11'4 (3.66m x 3.45m)

Cloakroom

Shower/WC 7'0 x 5'3 (2.13m x 1.60m)

Bedroom 3 13'10 x 12'0 (4.22m x 3.66m)

Night Hall

Bedroom 4 13'10 x 11'3 (4.22m x 3.43m)

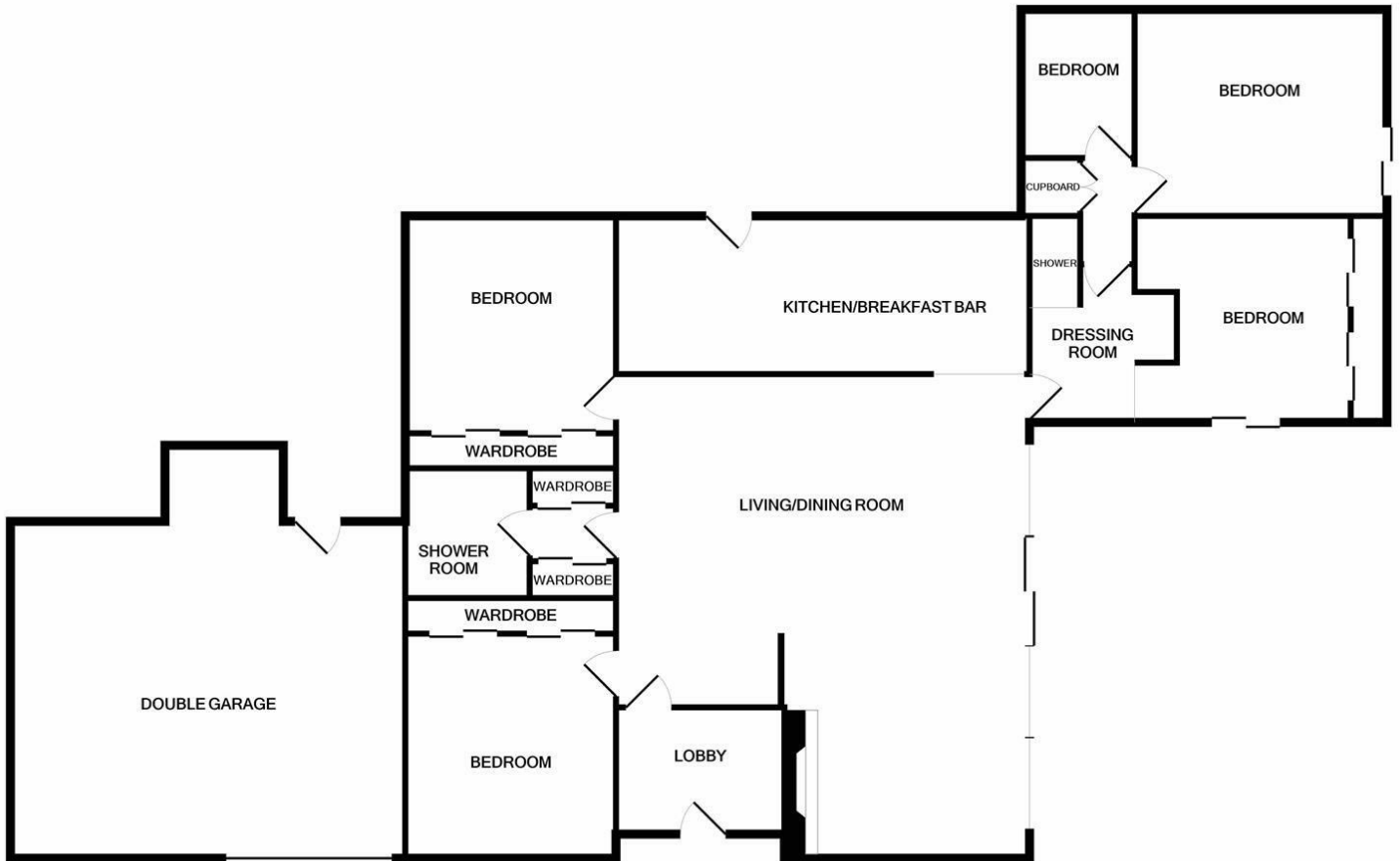
Bathroom/WC 7'10 x 6'3 (2.39m x 1.91m)

Garage





Energy Performance: Current D Potential C
Council Tax Band: F
Northumberland County Council: 0345 600 6400
Darras Hall Primary School: 1 Mile
Ponteland Primary / High Schools: 1.1 Miles
Newcastle International Airport: 2.5 Miles
Newcastle Central Railway Station: 9.7 Miles



TOTAL APPROX. FLOOR AREA 2031 SQ.FT. (188.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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