



- 5 Bed Detached Dormer Property
- Dining Room
- Family Bath & Shower Rooms
- Well Tended Gardens
- Presented, Maintained & Appointed to a High Standard
- Callerton Kitchen
- 2 En Suites
- 22' Lounge with Limestone Fireplace
- Conservatory
- Double Garage with Electric Door

A beautifully appointed 5 bedroomed detached dormer style property with deceptively spacious family accommodation. Decorated and presented to a high standard and delightfully situated within this sought after cul-de-sac, the Entrance Hall leads to the Reception Hall, with Cavalio flooring. The focal point of the 22' triple aspect Lounge is a coal effect real flame gas fire, set within a contemporary limestone fireplace, and is open to the Dining Room, which is in turn, open to the Kitchen, refitted by Callerton, with a good range of high gloss units, sink unit, silestone work surfaces, split level twin Neff ovens, 5 ring gas hob with extractor over, wine cooler, integral dishwasher and freezer with matching doors and Amtico flooring. A door opens to a Conservatory, overlooking and with a door to the rear garden. The Guest/Bedroom 4 is to the front, with fitted wardrobes and En Suite Shower/WC, with wc, wash basin and shower enclosure with rainhead and hand held showers and underfloor heating. Bedroom 5 has built in wardrobe and sliding patio doors to the rear garden. The refurbished Bathroom/WC has a wc, wash basin, panelled bath with rainhead and hand held showers and utility cupboard with plumbing for a washer. Stairs lead from the hall to the First Floor Landing, with range of built in wardrobes and office space. Bedroom 1 has a vaulted ceiling with fitted wardrobes, to the front with additional Velux roof lights, and has an En Suite Shower/WC, with wc, wash basin, double shower cubicle with mains shower unit and underfloor heating. Bedroom 2 is to the front, with fitted wardrobes and its own dual aspect private 'Sitting Room'. Bedroom 3 has a shelved cupboard and is to the rear. The Shower/WC is also refurbished with wc, wash basin and shower cubicle with mains shower. The Double Garage is attached with electric door and utility area.

Externally, there are superbly stocked, lawned Front and Rear Gardens with extensive 'deck', shed and patio areas.

Entrance Porch 10'2 x 6'2 (3.10m x 1.88m)

Reception Hall

Lounge 22'10 x 11'11 (6.96m x 3.63m)

Dining Room 11'11 x 11'2 (3.63m x 3.40m)

Kitchen 13'0 x 11'4 (3.96m x 3.45m)

Conservatory 9'4 x 7'10 (2.84m x 2.39m)

Guest/Bedroom 4 14'6 x 10'2 (4.42m x 3.10m)

En Suite Shower/WC 6'8 x 6'4 (2.03m x 1.93m)

Bedroom 5 12'2 x 9'4 (3.71m x 2.84m)

Bathroom/WC 8'2 x 7'8 (2.49m x 2.34m)

First Floor Landing

Bedroom 1 17'7 x 13'0 (5.36m x 3.96m)

En Suite Shower/WC 7'9 x 7'7 (2.36m x 2.31m)

Bedroom 2 13'8 x 12'2 (4.17m x 3.71m)

Private Sitting Room 15'5 x 11'10 (4.70m x 3.61m)

Bedroom 3 9'9 x 9'0 (2.97m x 2.74m)

Shower/WC 8'2 x 5'4 (2.49m x 1.63m)

Double Garage 21'4 x 17'0 (6.50m x 5.18m)



Energy Performance: Current D Potential B

Council Tax Band: F

Distance from Darras Hall Primary School: 0.6 miles

Distance from Ponteland Primary/High School: 1.8 miles

Distance from Newcastle International Airport: 2.8 miles

Distance from Newcastle Central Railway Station: 10.7 miles

Northumberland County Council: 0345 6006400

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.