



- 5 Bed Detached Dormer Style Property
- 19' Breakfasting Kitchen
- Master Bed with En Suite Shower/Dressing Room
- Currently Let - Great Investment
- 3 Reception Rooms
- Sep Utility & WC
- Double Garage with Elec Door

- Orangery
- Gnd Fl Bathroom/WC
- Electric Gates



A deceptively spacious 5 bedroomed detached dormer property, offering superbly proportioned family accommodation. Approached via electrically operated gates, the Entrance Porch leads to the Reception Hall. The Snug, with ornated corniced ceiling has a bay to the front and archway to the Lounge, the focal point of which is the coal effect real flame gas fire set within a lovely Minster style surround. There is an ornate corniced ceiling, rose and wall lights and the room opens through to the split level 23' Orangery with stunning CVO contemporary living flame fire, picture windows and doors to the rear garden. The 19' Breakfasting Kitchen is fitted with a good range of wall and base units with granite work surfaces and integral solid wood circular breakfast table and door to the orangery. The generous Utility Room is plumbed for an auto washer and the WC is fitted with wc and wash basin. Bedroom 5 is to the ground floor, as is the Bathroom/WC, fitted with wc, bidet, wash basin and corner bath with shower mixer. Stairs lead from the hall to the First Floor Landing. The Master Bedroom has a fitted dressing table and is to the front. It has a spacious En Suite Shower/Dressing Room with wall hung wc, bidet, and wash basin with fully tiled surrounds. The double shower cubicle has a full body spray shower and also doubles as a sauna with two seats. There is also a range of fitted wardrobes. Bedroom 2 has a range of fitted wardrobes and drawer units and has a window to the side and Velux to the rear. Bedrooms 3 & 4 are both to the rear. The Double Garage has an electric up and over door.

This property stands in generous gardens with a lawn, driveway and parking areas to the front. The private rear garden has a large patio area with steps up to the lawn with mature shrubs and plants.

Currently let on an AST until February 2021,

#### **Entrance Porch**

#### **Reception Hall**

**Snug 15'3 x 12' (into bay) (4.65m x 3.66m (into bay))**

**Lounge 15'6 x 14'6 (4.72m x 4.42m)**

**Orangery 23'6 x 15'2 (7.16m x 4.62m)**

**Breakfasting Kitchen 19'3 x 11'8 (5.87m x 3.56m)**

**Utility Room 10'3 x 9'6 (3.12m x 2.90m)**

**WC**

**Bedroom 5 11'6 x 11' (3.51m x 3.35m)**

**Bathroom/WC 8'10 x 8'9 (2.69m x 2.67m)**

#### **First Floor Landing**

**Bedroom 1 14'4 x 12'2 (4.37m x 3.71m)**

**En Suite Shower/Dressing Room 13'8 x 8'2 (4.17m x 2.49m)**

**Bedroom 2 14' x 12'6 (4.27m x 3.81m)**

**Bedroom 3 15'8 x 9'3 (4.78m x 2.82m)**

**Bedroom 4 11'10 x 9'3 (3.61m x 2.82m)**

**Double Garage 18'2 x 14'2 (5.54m x 4.32m)**





Energy Performance: Current E Potential C  
 Council Tax Band: F  
 Northumberland County Council: 0345 600 6400  
 Darras Hall First School: 0.92 Miles  
 Ponteland Middle / High School: 1.9 Miles  
 Newcastle International Airport: 3.56 Miles  
 Newcastle Central Railway Station: 10.27 Miles





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