



- 3 Bed Link Detached Bungalow
- Breakfasting Kitchen
- Bathroom/WC with Shower
- Fabulous Opportunity

- Superb Head of Cul-de-Sac Location
- Utility; WC
- Double Garage with Electric Door

- 25' Lounge/Dining Room
- Conservatory
- Lovely Gardens

A 3 bedroomed link detached bungalow, delightfully situated at the head of a cul-de-sac, just off Darras Road, within this highly sought after estate. Well presented, the Reception Hall, with cloaks cupboard, leads to the 25' Lounge/Dining Room, the focal point of which is a coal effect electric fire within an attractive marble fireplace. The ceiling is corniced and there is a picture bow window to the front. The Breakfasting Kitchen is fitted with wall and base units with ceramic sink unit, split level double oven and 4 ring ceramic hob with extractor over. The Utility Room has a Belfast sink, wall lights, plumbing for a washer and a door to the rear. The Cloakroom/WC has a low level wc and wash basin. An Inner Hall, with linen cupboard and access to the loft, leads to the bedrooms. Bedroom 1 has wall to wall wardrobes and a picture bow window to the front. Bedroom 2 is to the rear and has a range of fitted wardrobes, whilst the Snug/Bedroom 3 has fitted wardrobes and patio doors opening to the Conservatory, overlooking and with doors to the rear garden. The Bathroom/WC is fitted with a wc with concealed cistern, vanity unit with wash basin, panelled bath with shower attachment, shower quadrant with mains shower and airing cupboard. There is an attached Double Garage with electric up and over door.

Externally, this property stands in well tended gardens. The Front Garden is lawned with a range of mature shrubs, greenhouse and driveway to the garage. The Rear Garden is private with patio, lawn, collection of shrubs and plants and 2 sheds.

The Close is well placed for local amenities with comprehensive facilities in the adjoining village of Ponteland, including schools for all ages, wide choice of shops, range of pubs and restaurants and a selection of excellent pubs and restaurants. Darras Hall is within excellent commuting distance of the city of Newcastle and is well placed for Newcastle International Airport.

Reception Hall 5'4 x 5'0 (1.63m x 1.52m)

Lounge/Dining Room 16'6 x 25'0 (into bay) (5.03m x 7.62m (into bay))

Breakfasting Kitchen 11'8 x 8'0 (3.56m x 2.44m)

Utility Room 13'7 x 6'10 (4.14m x 2.08m)

Cloakroom/WC 6'8 x 2'8 (2.03m x 0.81m)

Double Garage 18'9 x 17'2 (5.72m x 5.23m)

Inner Hall 10'10 x 6'0 (3.30m x 1.83m)

Bedroom 3/Snug 11'4 x 11'2 (3.45m x 3.40m)

Conservatory 13'9 x 12'10 (4.19m x 3.91m)

Bedroom 2 11'2 x 11'1 (max) (3.40m x 3.38m (max))

Bathroom/WC 10'4 x 7'8 (3.15m x 2.34m)

Bedroom 1 12'0 x 14'0 (into bay) (3.66m x 4.27m (into bay))





Energy Performance: Current D Potential B

Council Tax Band: E

Distance from Darras Hall Primary School: 1 mile

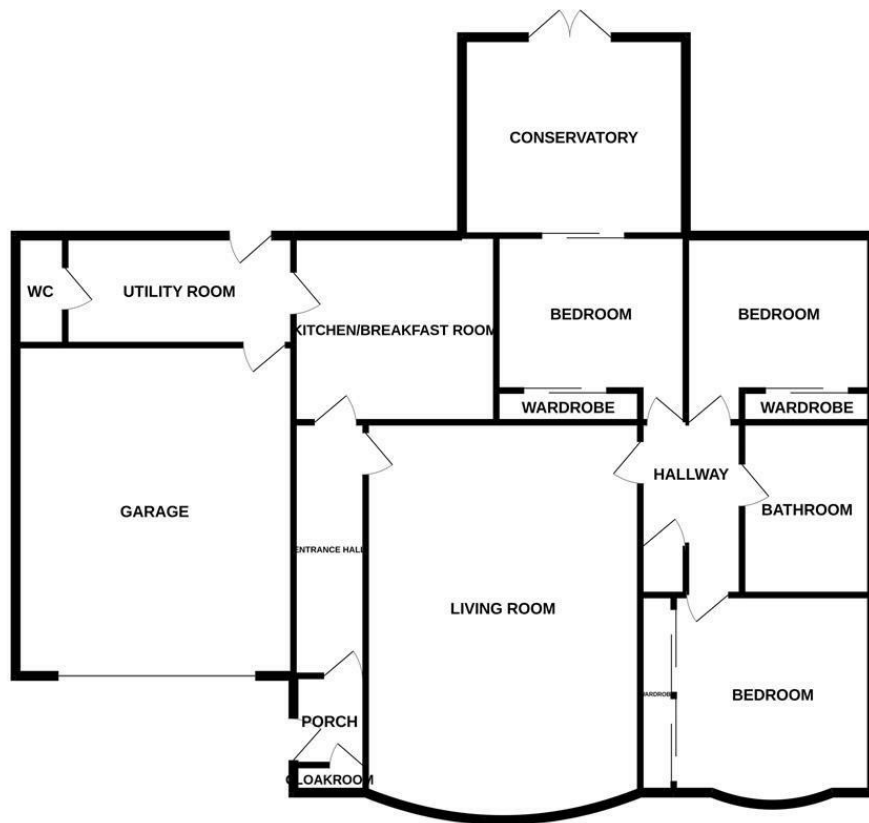
Distance from Ponteland Primary/High School: 0.8 miles

Distance from Newcastle Central Railway Station: 10.1 miles

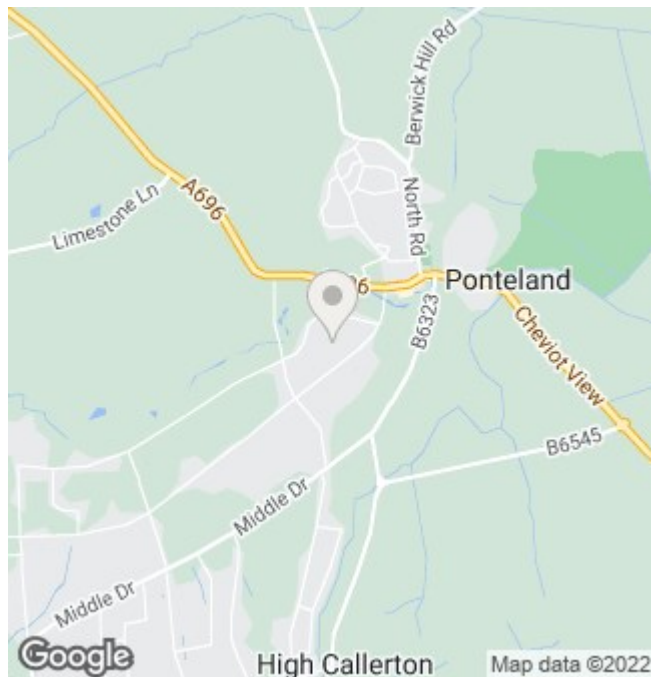
Distance from Newcastle International Airport: 2.4 miles

Northumberland County Council: 0345 6006400

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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