



- 3 Bed Detached Bungalow
- Quiet Head of Cul-de-Sac Location
- Bath & Shower Rooms
- A Rare Opportunity
- Spacious Extended Accommodation
- 22' Lounge
- Twin Garages with Electric Doors
- Magnificent, Private c 0.72 Acre Site
- 26' Sitting Room
- Wonderful Gardens

A spacious and extended 3 bedroomed detached bungalow occupying arguably one of the finest garden plots on Darras Hall. Extending to circa 0.72 of an acre with stunning South facing and particularly private gardens, the bungalow itself offers scope for some cosmetic updating and offers an exceptional opportunity to create a magnificent property to your own taste and requirements. With gas fired central heating and sealed unit double glazing, the Reception Hall, with cloaks and storage cupboards, picture light and access to the loft leads to the 22' Lounge with coal effect real flame gas fire set within an ornate Adam style surround and with fitted cabinets, book and display shelving, wall lights and picture window to the rear. The 26' Sitting Room has a feature fireplace and patio doors to the rear garden. There is a Study with cabinets, shelving and door to the garden. The Breakfasting Kitchen is fitted with a range of wall and base units, split level oven, microwave, 4 ring ceramic hob, integral dishwasher and plumbing for a washer. All 3 bedrooms have fitted furniture. The Bathroom has a low level wc, vanity unit with washbasin with mirror and light over, panelled bath and shower cubicle with mains shower and heated towel rail. The Shower/WC has a wc with concealed cistern, vanity unit with wash basin and shower quadrant with electric shower.

Twin Garages each have electric up and over doors, with one having an inspection pit. There is also a Workshop and External Store.

The property is approached by a driveway to the parking area and garages, with borders stocked with an array of shrubs and plants. The large, private Rear Garden has a patio, Summer House and extensive lawns with a stunning collection of plants, trees and shrubs leading to a wooded area.

Deyncourt is tucked away, yet well placed for excellent local amenities. Darras Hall is well placed for the Airport and within excellent commuting distance of Newcastle.

Reception Hall

Lounge 22'1 x 14'3 (6.73m x 4.34m)

Sitting Room 26'2 x 11'6 (7.98m x 3.51m)

Study 12'2 x 9'2 (3.71m x 2.79m)

Breakfasting Kitchen 14' x 11'7 (4.27m x 3.53m)

Bedroom 1 14'3 x 11'6 (max) (4.34m x 3.51m (max))

Bedroom 2 12'6 x 11'2 (3.81m x 3.40m)

Bedroom 3 11'6 x 8' (3.51m x 2.44m)

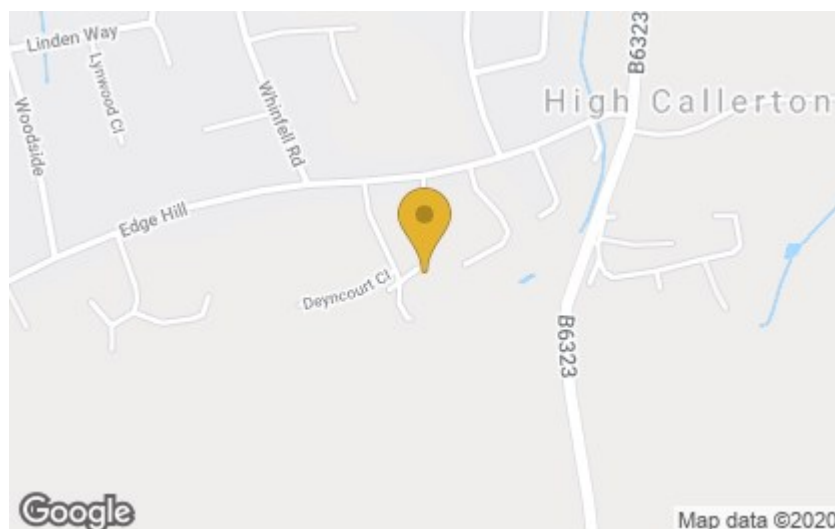
Shower/WC 8' x 6'4 (max) (2.44m x 1.93m (max))

Bathroom/WC 14' x 8' (4.27m x 2.44m)

Garage 1 19'01 x 8'3 (5.82m x 2.51m)

Garage 2 18'3 x 9' (5.56m x 2.74m)

Workshop 9'6 x 5'8 (2.90m x 1.73m)



Energy Performance: Current D Potential B

Council Tax Band:

Distance from School:

Distance from Metro:

Distance from Village Centre:

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.