



- 3 Bed Detached Bungalow
- Cloakroom/WC
- Spacious Utility Room
- Private Gardens (circa 0.32 acres)

- Spacious, Extended Accommodation
- Lounge with Fireplace
- Bathroom/WC with Shower

- Secluded Location
- Fabulous 29' Kitchen/Family Room
- Double Garage

This extended 3 bedroomed detached bungalow occupies a wonderful secluded plot at the end of a small cul-de-sac, within the desirable Darras Hall Estate. The Entrance Porch, with tiled floor, leads to the Reception Hall, with access to the loft via a retractable ladder, and Cloakroom/WC with low level wc and wall mounted washbasin. The focal point of the Lounge is a coal effect real flame gas fire set within a beautiful Minster style surround. The impressive 29' 'L' shaped Kitchen/Family Room is superbly fitted with a range of units, sink unit, granite work surfaces including breakfast table, split level twin ovens, microwave, 4 ring induction hob with extractor over, integral fridge and dishwasher with matching doors. French doors open to the rear garden. The Utility Room has wall and base units, sink unit, plumbing for a washer and combi boiler. The Night Hall leads to the bedrooms. Bedroom 1 is to the rear, with Bedroom 2 to the front and Bedroom 3 also to the rear. The Bathroom/WC is fitted with a low level wc, pedestal wash basin with mirror fronted cabinet over, double ended bath, shower quadrant with mains shower and fully tiled walls and floor. There is also a Double Garage with up and over door, electric light and power points, with a double width driveway for parking for 4 cars.

Externally, the plot extends to around 0.32 acres. The Front Garden is lawned with a path to the front door and has a range of plants, shrubs and trees. The private Rear Garden is lawned, with a large gravelled area with hedge surround and collection of plants and shrubs to the borders.

Linden Way is conveniently situated for schools for all ages, with good neighbourhood facilities at Broadway and more comprehensive facilities in the adjoining village of Ponteland, with an excellent range of shops, pubs, restaurants, sports and leisure facilities. Darras Hall is ideally located for Newcastle International Airport and is within easy commuting distance of the city

Entrance Porch 12'0 x 8'0 (3.66m x 2.44m)

Reception Hall

Cloakroom/WC 4'9 x 5'5 (max) (1.45m x 1.65m (max))

Lounge 18'0 x 13'0 (5.49m x 3.96m)

Kitchen/Family Room 29'9 x 23'7 (max) (9.07m x 7.19m (max))

Utility Room 13'6 x 9'8 (4.11m x 2.95m)

Night Hall

Bedroom 1 14'0 x 11'0 (4.27m x 3.35m)

Bedroom 2 14'9 x 9'3 (4.50m x 2.82m)

Bedroom 3 11'4 x 10'10 (3.45m x 3.30m)

Bathroom/WC 8'10 x 7'2 (2.69m x 2.18m)

Double Garage 19'2 x 16'1 (5.84m x 4.90m)





Energy Performance: Current Potential

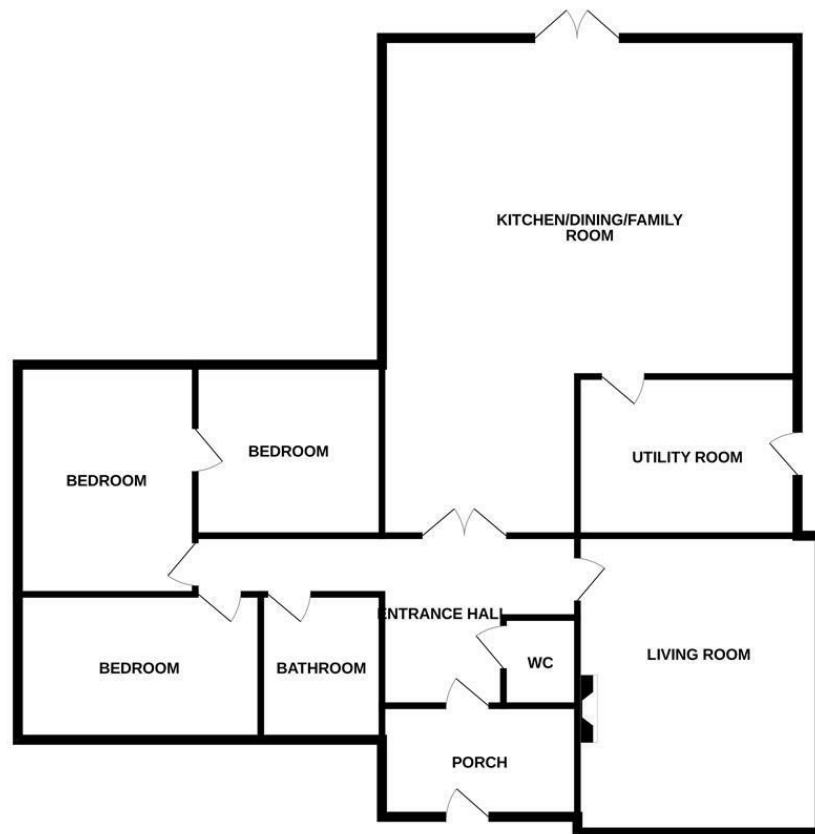
Council Tax Band:

Distance from School:

Distance from Metro:

Distance from Village Centre:

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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