



- 3 Bed Detached Bungalow
- Lounge with Fireplace
- Bathroom/WC with Separate Shower
- Highly Sought After Location

- Scope for Some Updating
- Separate Dining Room
- Double Garage

- Cloakroom/WC
- Kitchen
- Generous Gardens

This 3 bedroomed detached bungalow is superbly situated on one of the region's most sought after roads. In need of a certain degree of updating, this property presents an excellent opportunity to create a fabulous home to the purchasers' own taste and requirements. With gas fired central heating and sealed unit double glazing, the Entrance Hall leads to the Reception Hall and to the Cloakroom/WC, with low level wc, wash basin and cloaks rail. The focal point of the Lounge is a gas fire set within a feature brick fireplace with slate hearth. Glazed windows and doors allow natural light from the Dining Room to the hall, and sliding patio doors open to the Conservatory, with windows and doors to the side. The Kitchen is fitted with a range of wall and base units with stainless steel sink unit with double drainer, split level double oven, 4 ring gas hob and extractor over. The Night Hall has an airing cupboard and leads to the bedrooms. Bedroom 1 has a good range of fitted wardrobes, central dressing table with mirror, light and storage cupboards over, and is to the rear. Bedroom 2, to the side, has a range of built in wardrobes. Bedroom 3 is fitted with wardrobes with mirror fronted sliding doors and is to the rear. The Bathroom/WC has a low level wc, pedestal wash basin, panelled bath and shower cubicle with mains shower unit. The Double Garage is attached, with roller shutter door and plumbing for a washer.

Externally, the Front Garden is lawned, with mature conifers, a range of plants and shrubs and a Tarmac driveway. The generous Rear Garden is lawned, with mature shrubs to the borders.

Darras Hall is a highly desirable estate, within ideal commuting distance of Newcastle, with excellent local amenities, enhanced by those in the adjoining village of Ponteland. Along with schools for all ages, there are a good range of shops including Waitrose, excellent choice of pubs and restaurants and a number of sporting a leisure facilities.

Entrance Hall 5'9 x 4'6 (1.75m x 1.37m)

Reception Hall 14'2 x 6'3 (4.32m x 1.91m)

Cloakroom/WC 5'5 x 5'3 (1.65m x 1.60m)

Lounge 18' x 15'2 (5.49m x 4.62m)

Dining Room 12'8 x 11'3 (3.86m x 3.43m)

Conservatory 13'8 x 8'3 (4.17m x 2.51m)

Kitchen 14'2 x 9'9 (4.32m x 2.97m)

Bedroom 1 14'3 x 11' (max to back of 'robes) (4.34m x 3.35m (max to back of 'robes))

Bedroom 2 10'9 x 9' (3.28m x 2.74m)

Bedroom 3 7'5 x 12'6 (max to back of 'robes) (2.26m x 3.81m (max to back of 'robes))

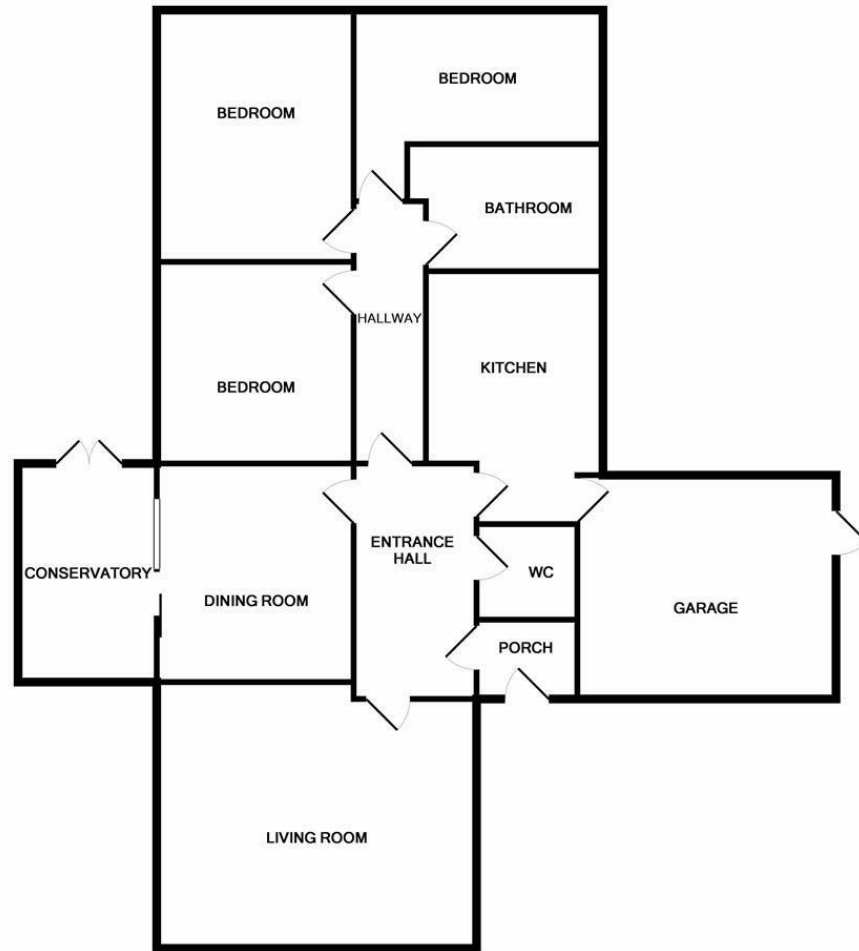
Bathroom/WC 8' x 7'2 (2.44m x 2.18m)

Double Garage 18'9 x 14' (5.72m x 4.27m)





Energy Performance: Current F Potential B
Council Tax Band: E
Northumberland County Council: 0345 6006400
Darras Hall Primary School: 0.47 Miles
Ponteland Middle/High School: 0.95 Miles
Newcastle International Airport: 2.6 Miles
Newcastle Central Railway Station: 9.9 Miles



TOTAL APPROX. FLOOR AREA 1489 SQ.FT. (138.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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