



 **5**

 **4**

 **2**

- 5 Bed Detached House
- New Wiring, Plumbing, Alarm
- 22' Kitchen/Family Room
- Landscaped Gardens

- Beautifully Presented & Refurbished
- Entrance & Reception Halls; Cloaks/WC
- 19' Sun Room; Utility; 21' Garage

- Newly Installed Kitchen & Bathrooms
- 33' Lounge with Fire and Bays
- Family Bath and 3 En Suites

A fabulous 5 bedroomed detached house, refurbished to a high standard. With gas fired central heating, sealed unit double glazing, security alarm, new wiring, plumbing and features such as wall mounted tv points, bathrooms with freestanding, double ended baths and showers with rainhead and hand held showers, the Entrance Hall leads to the Reception Hall with bays to the front and spacious cloaks cupboard. The Cloakroom/WC is fitted with a wc and wash basin. The 33' dual aspect Lounge has a living flame gas fire within a lovely contemporary surround, with windows to 3 sides affording ample natural light. The 22' Kitchen/Family Room is fitted with an excellent range of high gloss units with twin bowl sink unit, granite work surfaces, split level oven, microwave, 4 ring ceramic hob with extractor over, integral fridge, freezer and dishwasher with matching doors and central island with matching granite work surface/breakfast table. To the lounge area there is a coal effect real flame gas fire within a superb black marble surround. French doors open to the rear garden, whilst a second set lead to the 19' Sun Lounge with picture windows and bi-fold doors to the rear garden. The Utility Room is fitted with high gloss units and sink unit, with a door to the side. An oak staircase leads from the hall to the First Floor Landing. Bedroom 1 is to the front with a recess for 'robes and an En Suite Bathroom/WC with bath and double shower enclosure. Bedroom 2 has French doors opening to a Juliette Balcony to the rear and an En Suite Bathroom/WC with bath and double shower. Bedroom 3 is to the front with an En Suite Shower/WC. Bedroom 4 has a number of picture windows to the side and rear and a well fitted walk in Dressing Room. Bedroom 5 is to the front. There is also a family Bathroom/WC. The 21' Garage is attached with electric roller shutter door.

Externally, there are generous, landscaped gardens, with electric gate, driveway, patio, lawns and a range of plants and shrubs.

Entrance Hall 7'9 x 5'2 (2.36m x 1.57m)

Reception Hall 17'2 x 8'4 (+bay) (5.23m x 2.54m (+bay))

Cloakroom/WC 5'9 x 7'4 (max) (1.75m x 2.24m (max))

Lounge 12' x 33'6 (into bays) (3.66m x 10.21m (into bays))

Kitchen/Family Room 22'6 x 21'2 (6.86m x 6.45m)

Sun Room 19'10 x 15'2 (6.05m x 4.62m)

Utility Room 11' x 9'2 (3.35m x 2.79m)

First Floor Landing

Bedroom 1 17'6 x 12' (5.33m x 3.66m)

En Suite Bathroom/WC 12' x 5'7 (3.66m x 1.70m)

Bedroom 2 17'8 x 10'10 (5.38m x 3.30m)

En Suite Bathroom/WC 11'8 x 6'2 (3.56m x 1.88m)

Bedroom 3 14'11 x 9'10 (max) (4.55m x 3.00m (max))

En Suite Shower/WC 8' x 4'9 (2.44m x 1.45m)

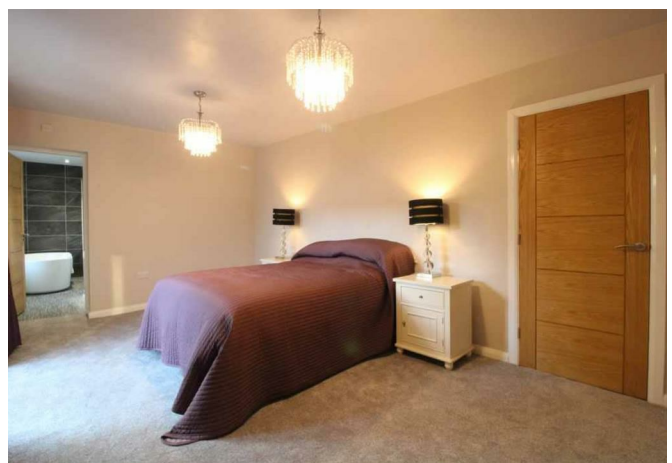
Bedroom 4 15'3 x 15'2 (max) (4.65m x 4.62m (max))

Dressing Room 8'8 x 5'10 (2.64m x 1.78m)

Bedroom 5 17'3 x 9' (5.26m x 2.74m)

Bathroom/WC 9'10 x 8'10 (3.00m x 2.69m)

Garage 11' x 9'2 (3.35m x 2.79m)





Energy Performance: Current C Potential B

Council Tax Band: F

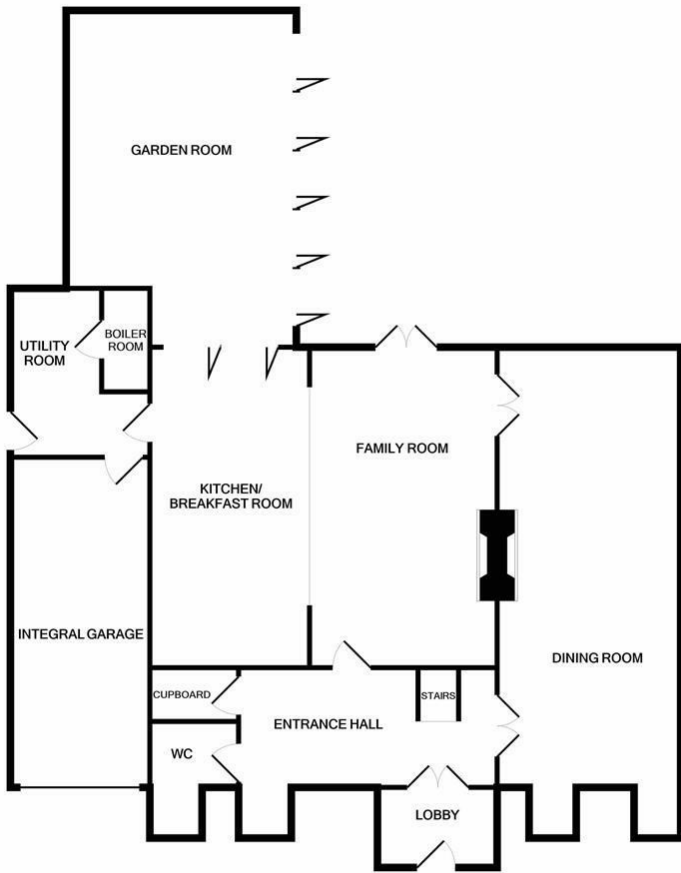
Distance from Darras Hall Primary School: 0.7 miles

Distance from Ponteland Middle/High School: 1.7 miles

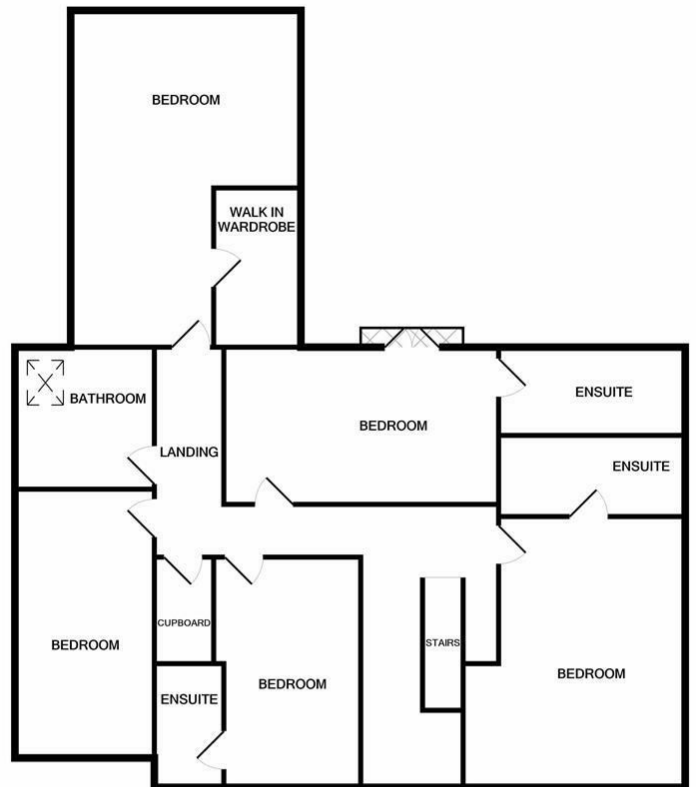
Distance from Newcastle International Airport: 3 miles

Distance from Newcastle Central Railway Station: 10.3 miles

Northumberland County Council: 0345 6006400



GROUND FLOOR
APPROX. FLOOR
AREA 1656 SQ.FT.
(153.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1543 SQ.FT.
(143.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 3198 SQ.FT. (297.1 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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