



- Semi Detached Bungalow
- Kitchen
- Cloakroom WC
- EPC Rating C



- Two Bedrooms
- Shower Room WC
- Garage



- Lounge
- Conservatory
- Council Tax Band E

A 2 bedroom semi detached bungalow, within a highly sought after development specifically for those aged 55+, conveniently located for local amenities. The Entrance Hall has door to cloakroom/WC and door to the spacious 21ft. Lounge/Dining Room with window to front, traditional fire surround with freestanding electric fire. The Kitchen is fitted with a range of base, wall and display units with sink unit, electric oven, gas hob, space and plumbing for washing machine and door to outside. The inner hall has cloaks cupboard and loft access hatch. Bedroom 1 is to the rear and has sliding door fitted wardrobes. Bedroom 2 or Dining Room/Study has sliding patio door to the Conservatory. The Shower Room is fitted with a low level wc, bidet, wash basin with storage and walk in shower enclosure. The Garage has an electric roller access door and door to rear.



Externally, the Front Garden has an artificial lawn, with a range of plants and shrubs and a driveway to the garage. A side gate and path leads to the low maintenance Rear Garden with patio.

Old Station Court is ideally situated close to the shopping facilities of Broadway, as well as restaurants and a dentist. There are lovely walks along the bridleway and good access to further facilities in the adjoining village of Ponteland. Darras Hall is within excellent commuting distance of Newcastle and well placed for Newcastle International Airport.

#### Entrance Hall

#### Cloaks WC

Lounge 21'3" x 11'10" (6.495 x 3.620)

Kitchen 9'7" x 7'9" (2.930 x 2.382)

#### Inner Hall

Bedroom 1 12'3" x 9'8" (3.745 x 2.951)

Bedroom 2 or Dining Room 11'11" x 10'8" (3.653 x 3.256)

Conservatory 9'2" x 9'10" (2.811 x 3)

Shower Room WC 6'4" x 7'0" (1.935 x 2.135)

#### Garage



**2023  
WINNER**

**ESTAS**  
★★★★★

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Energy Performance: Current C Potential B

Council Tax Band: E

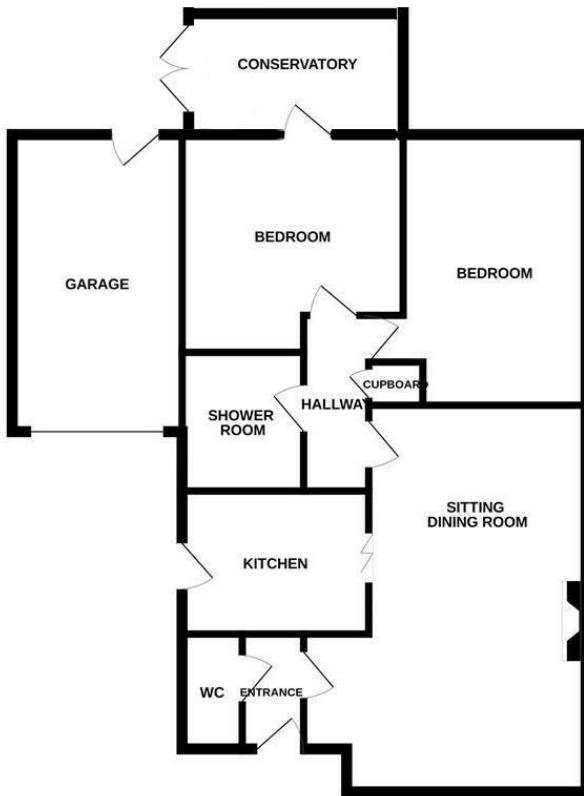
Distance from School:

Distance from Metro:

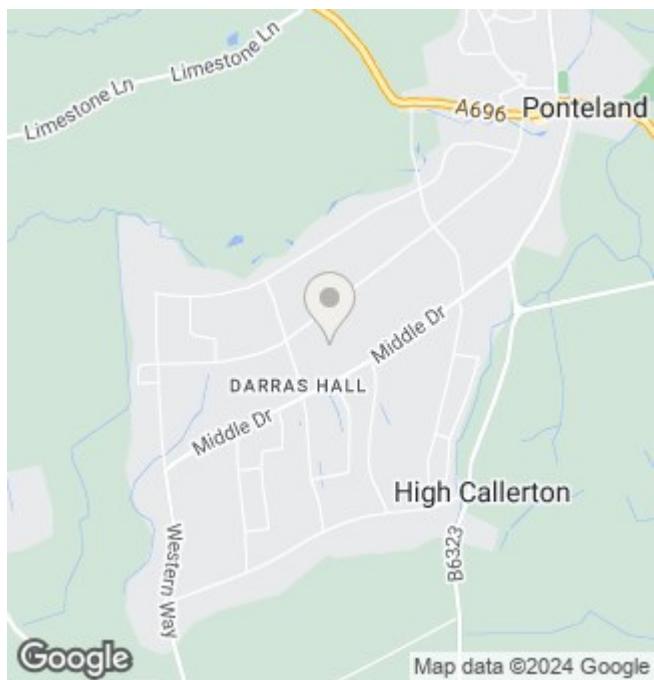
Distance from Village Centre:



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 operating efficiency can be given.  
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