



- 3 Bed Detached Bungalow
- En Suite & Family Bathrooms
- Improved by Current Owners
- Ideal Couple or Family



- 19' Lounge with Multi Fuel Stove
- Double Garage
- Gas CH & SUDG



- 23' Kitchen/Dining Room
- Good Sized, Private Garden
- Sought After Cul-de-Sac

This well presented 3 bedroomed detached bungalow, has been further improved by the current owners to provide a lovely, well appointed property, ideal for a couple or a family. With gas fired central heating and sealed unit double glazing, the Entrance Porch opens to an Entrance Hall and on to the Reception Hall, with access to the loft. The 19' Lounge is a particularly spacious room, with the focal point being a multi fuel stove with rustic, solid wood mantle shelf over. There are picture windows and French doors opening to the rear garden. The 23' Kitchen/Dining Room is fitted with a good range of high gloss wall and base units with round edged work surfaces incorporating a breakfasting table, split level double oven with 4 ring ceramic hob and extractor over, integral dishwasher with matching door, concealed plumbing for a washer and French doors to the rear garden. Bedroom 1 is to the front and has an En Suite Shower/WC with wc with concealed cistern, vanity unit with wash basin and double shower cubicle with mains shower. Bedroom 2 is to the rear, as is Bedroom 3. The family Bathroom/WC is fitted with a white suite with low level wc with concealed cistern, vanity unit with wash basin, mirror with integral light over and storage cabinets under and panelled bath with mains shower unit, shower screen and fully tiled surrounds. The Double Garage is attached with up and over door.

Externally, the Front Garden is lawned, with a conifer hedge for privacy and double width driveway. The Rear Garden is very private, with patio, rockery, lawn and a range of trees and conifers.

Larchlea South is a pleasant cul-de-sac, approached from Errington Road, within the highly sought after Darras Hall Estate. There are excellent local amenities including schools for all ages, wide range of shops, good choice of pubs and restaurants and variety of sporting and leisure facilities. Darras Hall is well placed for the Airport and City of Newcastle.

Entrance Porch 8'1 x 8'1 (2.46m x 2.46m)

Entrance Hall

Reception Hall

Lounge 19'1 x 17'9 (5.82m x 5.41m)

Kitchen/Dining Room 22'8' x 13'11 (max) (6.91m' x 4.24m (max))

Bedroom 1 14'2 x 11'11 (4.32m x 3.63m)

En Suite Shower/WC 11'3 x 4'9 (3.43m x 1.45m)

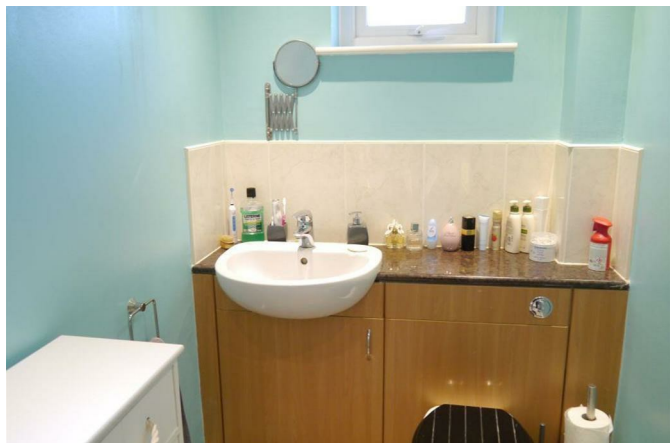
Bedroom 2 16'2 x 9'11 (4.93m x 3.02m)

Bedroom 3 12'10 x 9'11 (3.91m x 3.02m)

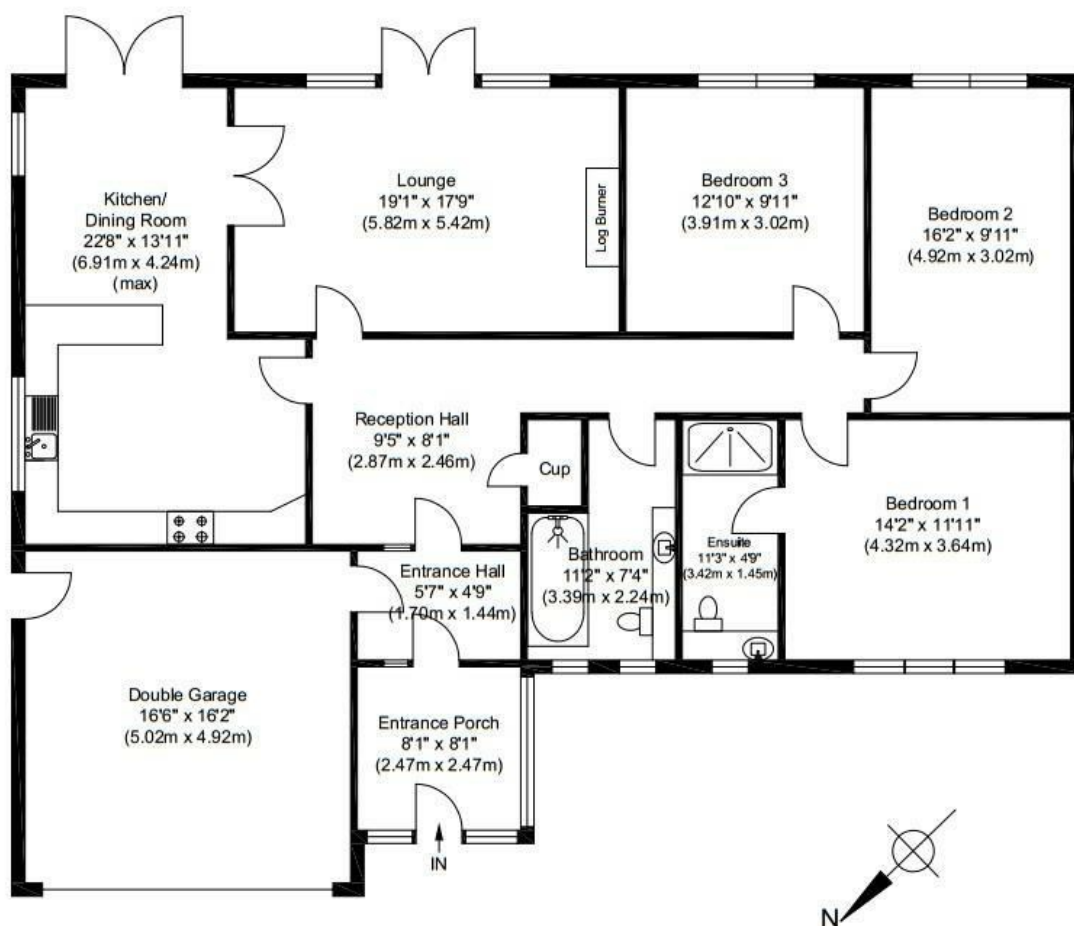
Bathroom/WC 11'2 x 7'4 (3.40m x 2.24m)

Double Garage 16'6 x 16'2 (5.03m x 4.93m)



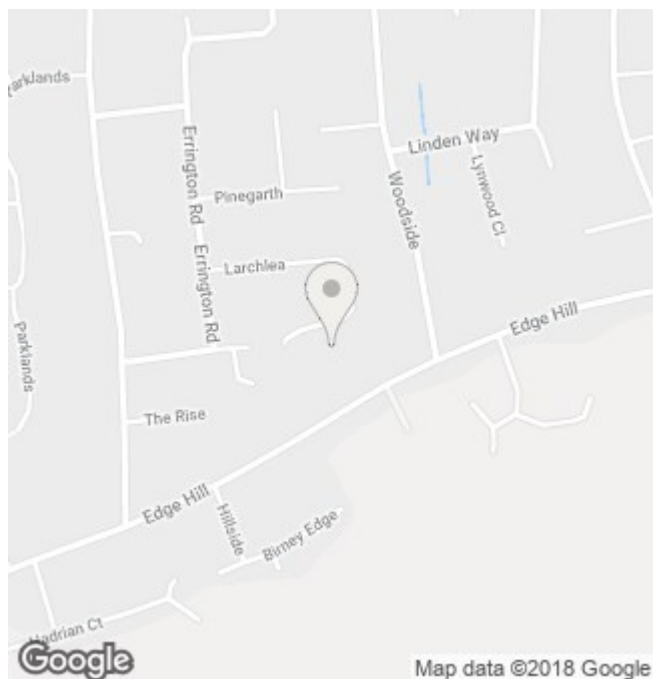


Energy Performance: Current D Potential C
 Council Tax Band: F
 Northumberland County Council: 0345 600 6400
 Darras Hall Primary School: 0.75 Miles
 Ponteland Middle/High Schools: 1.73 Miles
 Newcastle International Airport: 3.35 Miles
 Newcastle Central Railway Station: 10.6 Miles



Approximate Floor Area
1722.54 sq. ft.
(160.03 sq. m)

Illustration for identification purpose only, measurements are approximate, not to scale.



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.