



- 4 Bed Detached House
- Cloakroom/WC
- Conservatory
- Lovely Gardens; Electric Gates

- Superbly Presented & Appointed
- 25' Lounge
- Family & En Suite Bathrooms

- Private Corner Site
- 25' Kitchen/Diner; Sep Utility
- Double Garage with Electric Door

A beautifully appointed and presented 4 bedroomed detached house occupying a fabulous corner plot, within this sought after location. With gas fired central heating, sealed unit double glazing and built in sound system, the Entrance Hall gives access to the Cloakroom/WC, with low level wc and pedestal wash basin. The Reception Hall leads to the 25' Lounge, with inset contemporary real flame gas fire, oak flooring and picture window to the front. The 25' Kitchen/Diner is superbly fitted with a good range of wall and base units with twin inset circular sink units to granite work surfaces, incorporating breakfast table, split level oven, integral dishwasher with matching door, central island with 5 ring gas hob and ceiling suspended stainless steel/glass extractor over. Sliding patio doors open to the Conservatory, with doors leading to the rear and side gardens. The Utility Room also has wall and base units, sink unit and plumbing for a washer. Stairs lead from the hall to the First Floor Landing. Bedroom 1, to the rear, has a good range of wardrobes, drawer units and storage cupboards over, as well as a beautifully fitted En Suite Bathroom/WC, with wc with concealed cistern, wash basin with mirror over, double ended bath with wall mounted mixer tap and shower attachment, and shower enclosure with rain head and hand held showers. Bedroom 2 is to the rear, with Bedroom 3 having fitted wardrobes, to the side and Bedroom 4 to the front. The family Bathroom/WC is also well appointed with low level wc, wash stand with his and hers circular wash basins and large mirror over, corner bath with shower mixer and shower quadrant with mains shower. The Double Garage is attached with electric up and over door.

Approached via electric gates, a block paved driveway leads to the garage and parking area. The Front Garden is lawned and leads to the large Side Garden, ideal for family use. The pleasant and private Rear Garden also has a lawn with patio area and a range of shrubs.

Entrance Hall 6'10 x 5'10 (2.08m x 1.78m)

Cloakroom/WC 6'10 x 3'8 (2.08m x 1.12m)

Reception Hall 23'3 x 4'10 (7.09m x 1.47m)

Lounge 25'8 x 15'4 (7.82m x 4.67m)

Kitchen/Diner 25'8 x 14'3 (7.82m x 4.34m)

Utility Room 9'6 x 6'9 (2.90m x 2.06m)

Conservatory 12'9 x 12'8 (3.89m x 3.86m)

First Floor Landing

Bedroom 1 12'8 x 13'6 (max to back of 'robes) (3.86m x 4.11m (max to back of 'robes))

En Suite Bathroom/WC 11'10 x 6'6 (3.61m x 1.98m)

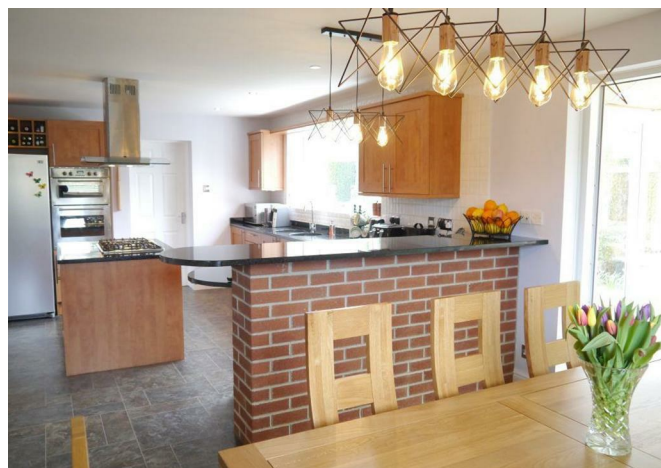
Bedroom 2 12'8 x 11'9 (3.86m x 3.58m)

Bedroom 3 13'8 x 10' (4.17m x 3.05m)

Bedroom 4 15'2 x 8' (4.62m x 2.44m)

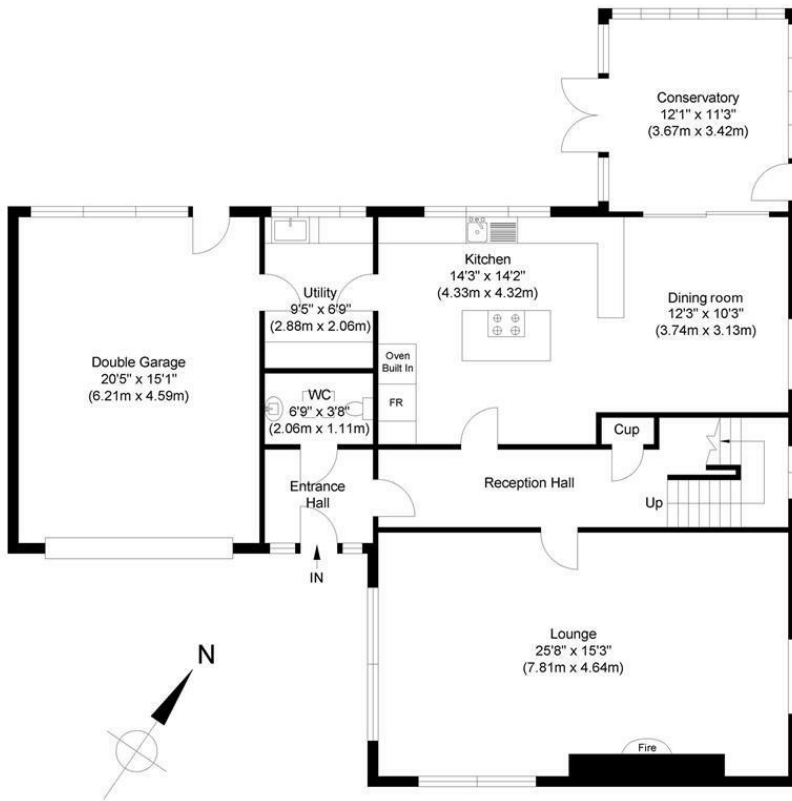
Bathroom/WC 11'9 x 7'2 (3.58m x 2.18m)

Double Garage 20'8 x 15'3 (6.30m x 4.65m)

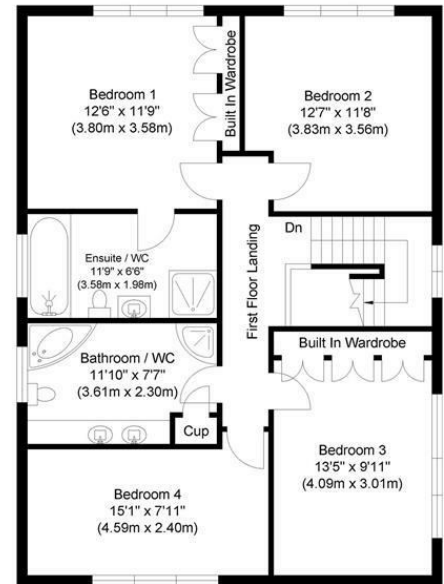




Energy Performance: Current D Potential C
 Council Tax Band: F
 Northumberland County Council: 0345 600 6400
 Darras Hall Primary School: 0.95 Miles
 Ponteland Middle/High Schools: 1.95 Miles
 Newcastle International Airport: 3.2 Miles
 Newcastle Central Railway Station: 10.5 Miles



Ground Floor
Approximate Floor Area
1491.98 sq. ft.
(138.61 sq. m)



First Floor
Approximate Floor Area
882.64 sq. ft.
(82.0 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.