



- 4/5 Bed Detached House
- 20' Lounge; Dining Room
- Fitted Kitchen
- Beautiful Gardens

- Fabulous Views over Adjoining Countryside
- Garden Room with French Doors
- Master Bed with En Suite

- Flexible Family Accommodation
- Family Room with French Doors
- Twin Garages with Electric Doors

With beautiful views over surrounding countryside, this spacious 4/5 bedroomed detached family house, adjoins open farmland. Delightfully located at the head of a cul-de-sac, this property offers generous, well proportioned and flexible accommodation. With gas fired central heating and sealed unit double glazing, the Reception Hall, with oak flooring, leads to the Cloakroom/WC, with wc with concealed cistern and vanity unit with wash basin. The dual aspect 20' Lounge, the focal point of which is a coal effect real flame gas fire within an attractive Adam style polished wood surround, has French doors opening to the rear garden and there is an open archway to the Dining Room. The Garden Room has a tiled floor with windows and French doors opening to the side, whilst the Family Room, to the other end of the house, also has a tiled floor and French doors to the rear garden. The Breakfasting Kitchen is fitted with wall, base & display units, integral breakfast able, split level double oven, 4 ring ceramic hob with extractor over and integral fridge and dishwasher with matching door. Stairs lead from the hall to the First Floor Landing, with access to the loft. Bedroom 1 has a good range of fitted wardrobes, double bedhead, bedside cabinets and drawer units and is to the front. The En Suite Bathroom/WC has a wc, vanity units with his and her wash basins, spa bath and shower quadrant with electric shower. Bedroom 2 has a range of fitted wardrobes with mirror fronted doors as is also to the front. Bedroom 3 has fabulous view to the rear. Bedroom 4 is to the front whilst the Study/Bedroom 5 has fitted wardrobes and is to the rear. The Bathroom/WC has a wc, pedestal wash basin, panelled bath, shower quadrant with electric shower and fine views. There are Twin Garages, with electric doors.

Externally, electric gates give access to a driveway to the garage, with lawns around the side and rear of the house, shed, patio and borders stocked with an array of plants and shrubs.

Reception Hall

Cloakroom/WC 5'5 x 4'7 (1.65m x 1.40m)

Lounge 20' x 11'6 (6.10m x 3.51m)

Garden Room 17'6 x 13'6 (5.33m x 4.11m)

Dining Room 10' x 9'2 (3.05m x 2.79m)

Family Room 13' x 12'6 (3.96m x 3.81m)

Breakfasting Kitchen 13'2 x 8'10 (4.01m x 2.69m)

First Floor Landing

Bedroom 1 14'3 x 12' (4.34m x 3.66m)

En Suite Bathroom/WC 12' x 5'5 (3.66m x 1.65m)

Bedroom 2 10'6 x 14'8 (max) (3.20m x 4.47m (max))

Bedroom 3 11'3 x 9'3 (+ dr recess) (3.43m x 2.82m (+ dr recess))

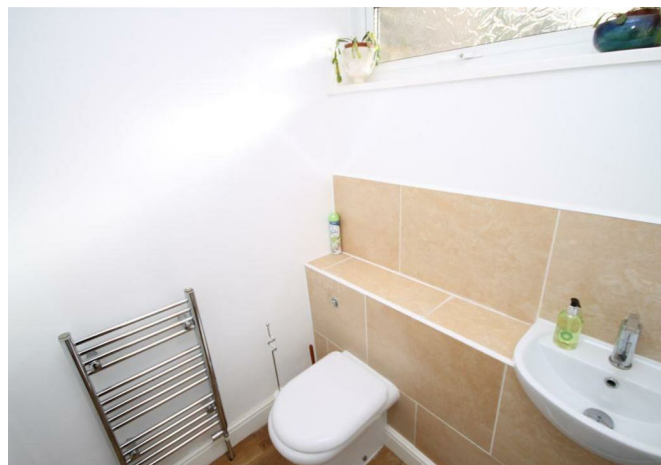
Bedroom 4 10'10 x 9' (3.30m x 2.74m)

Study/Bedroom 5 9'1 x 5'6 (2.77m x 1.68m)

Bathroom/WC 9'6 x 6' (2.90m x 1.83m)

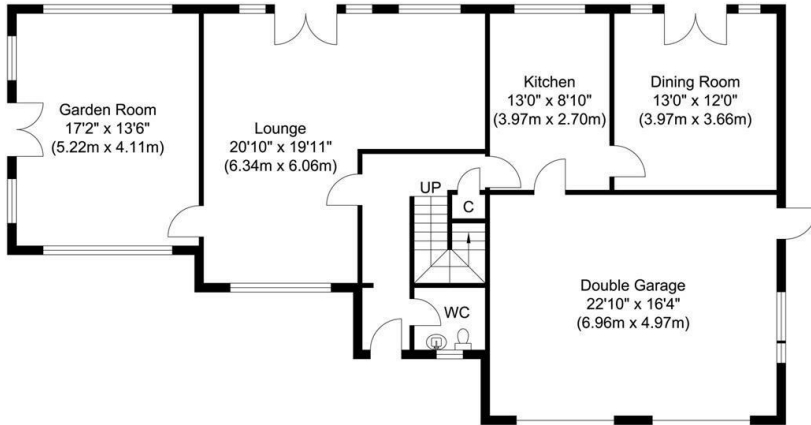
Garage 1 16'3 x 9'9 (4.95m x 2.97m)

Garage 2 16'6 x 12'4 (5.03m x 3.76m)

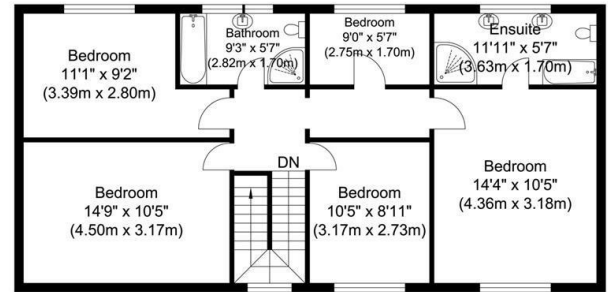




Energy Performance: Current E Potential C
Council Tax Band: F
Northumberland County Council: 0345 600 6400
Darras Hall First School: 1.06 Miles
Ponteland Middle/High Schools: 2.04 Miles
Newcastle International Airport: 3.7 Miles
Newcastle Central Railway Station: 10.61 Miles

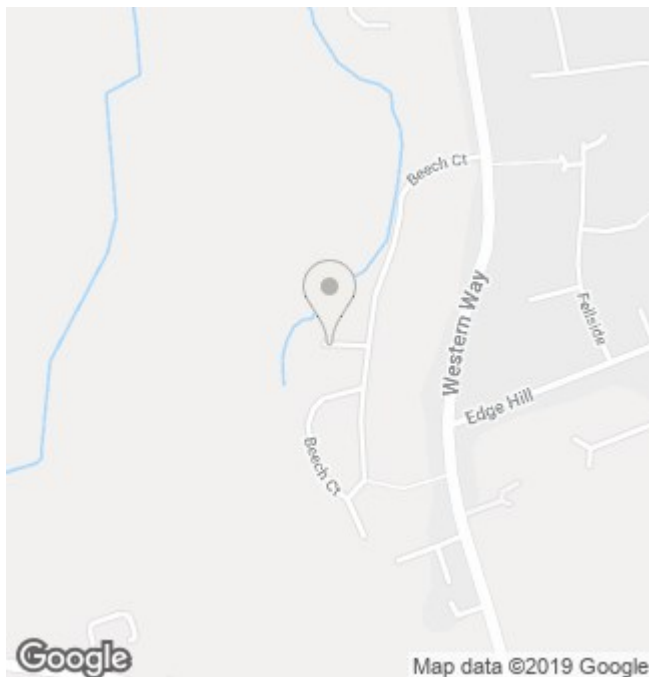


Ground Floor
Approximate Floor Area
1331.60 sq. ft.
(123.71 sq. m)



First Floor
Approximate Floor Area
841.41 sq. ft.
(78.17 sq. m)

Illustration for identification purposes 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.