



- 3 Bed Detached Bungalow
- Fabulous 23' Kitchen/Family Room
- Private South/West Facing Garden
- Ideal for a Family

- Superb, Improved & Extended Accommodation
- Utility & Cloaks/WC
- Very Well Proportioned Rooms

- 23' Lounge with French Doors
- Family Bathroom & En Suite
- Desirable Location

A superbly extended and refurbished 3 bedroomed detached bungalow, offering well proportioned family accommodation on one level, within this sought after location. With gas fired central heating and sealed unit double glazing, the Reception Hall, with double cloaks cupboard, leads to the Cloakroom/WC, with low level wc and wash basin with storage under. The 23' 'L' shaped dual aspect Lounge has wall lights and French doors opening to the side. The 23' multi functional 'L' shaped Kitchen/Family Room is well fitted with a range of high gloss wall and base units with sink unit, split level oven, microwave, 4 ring ceramic hob with extractor over, integral fridge and dishwasher with matching doors, central island with matching units, sliding patio doors to the rear and 2 lantern roof lights. The Utility Room has matching high gloss units, sink unit, plumbing for a washer, combi boiler, Velux roof light and door to the rear. Bedroom 1 is to the front and has an En Suite Shower/WC with wc with concealed cistern, vanity unit with wash basin and shower enclosure with rainhead and hand held showers. Bedroom 2 extends to over 21' and is to the front, with Bedroom 3 to the side. The Bathroom/WC is fitted with a low level wc, pedestal wash basin with mirror with integral light over, panelled bath and shower cubicle with rainhead and hand held showers. There is a Garage with up and over door plus storage.

Externally, the property is accessed through a brick pillared entrance to a double width driveway. The Front Garden is lawned with a conifer hedge surround. The South West facing Rear Garden is ideal for family use, private with patio, lawn, trees and cold water tap.

Pembroke Drive is a cul-de-sac situated off Runnymede Road in Darras Hall, with good access to local shops, schools, pubs, restaurants and sporting and leisure facilities in the adjoining village of Ponteland. Well placed for the Airport, this property is within excellent commuting distance of the city

Reception Hall

Cloakroom/WC 6'2 x 3'8 (1.88m x 1.12m)

Lounge 23'6 x 19'4 (max) (7.16m x 5.89m (max))

Kitchen/Family Room 23'9 x 20'8 (max) (7.24m x 6.30m (max))

Utility Room 13'9 x 8'7 (4.19m x 2.62m)

Bedroom 1 15'8 x 13' (+dr recess) (4.78m x 3.96m (+dr recess))

En Suite Shower/WC 12'2 x 4'9 (3.71m x 1.45m)

Bedroom 2 21'3 x 11'6 (6.48m x 3.51m)

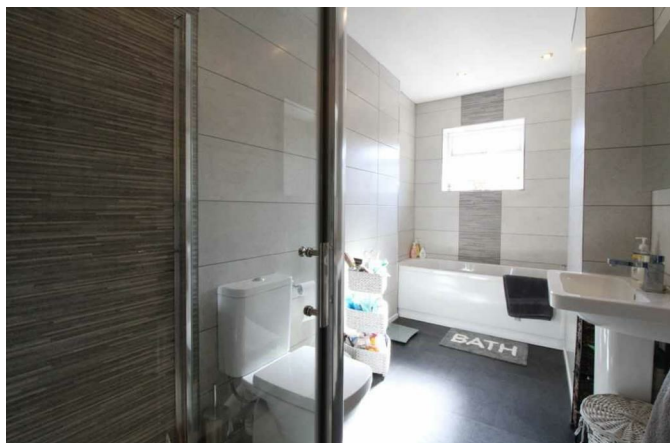
Bedroom 3 11'4 x 10'6 (3.45m x 3.20m)

Bathroom/WC 12'4 x 5'8 (3.76m x 1.73m)

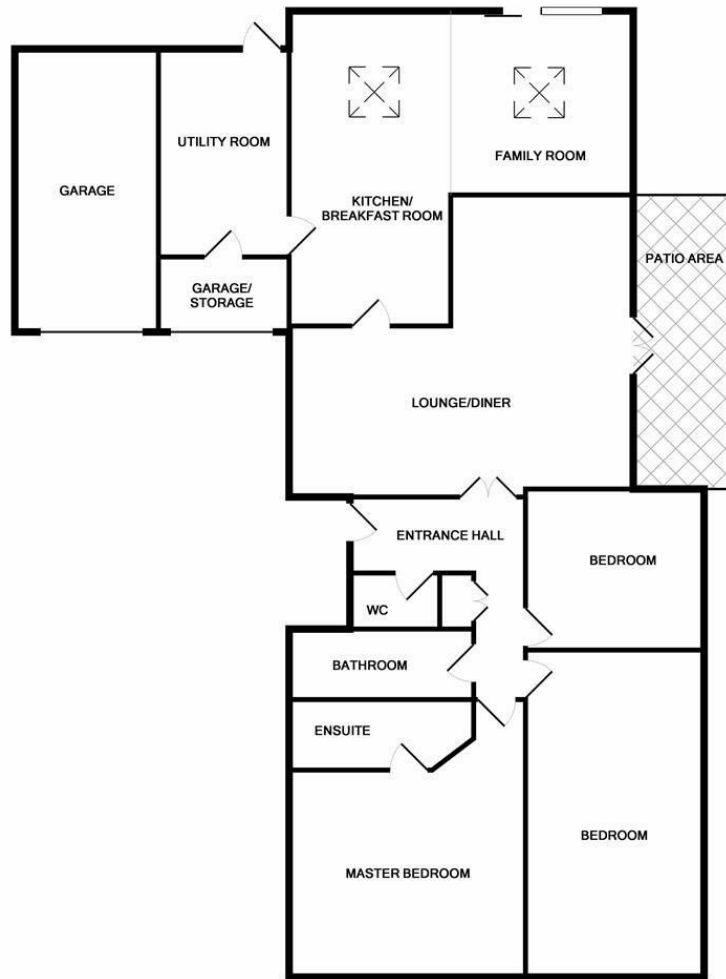
Garage

Garage Space 9'2 x 4'10 (2.79m x 1.47m)





Energy Performance: Current E Potential A
Council Tax Band: F
Distance from Darras Hall First School: 0.8 miles
Distance from Ponteland Middle/High School: 1.8 miles
Distance from Newcastle International Airport: 3.5 miles
Distance from Newcastle Central Railway Station: 10.8 miles
Northumberland County Council: 0345 6006400



TOTAL APPROX. FLOOR AREA 1885 SQ.FT. (175.1 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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