



- Detached House
- Garden Room/Dining Area
- Bathroom WC
- Council Tax Band F / EPC Rating D

- 4 Bedrooms
- Kitchen
- Cloakroom WC

- L shaped Living/Dining Room
- Family Room
- Garage



GREAT POTENTIAL with NO ONWARD CHAIN. This extended, 4 bedroom detached house is set in establish gardens and situated on a quiet cul de sac within the Darras Hall Estate. The accommodation would benefit from updating/finishing and provides an exceptional opportunity to create a fabulous home to the purchasers, own taste and requirements. The accommodation comprises; Entrance Hall with stairs to first floor. Cloakroom/WC, with low level wc, and wash basin. The L shaped Lounge/ Formal Dining Room has a feature stone fireplace, large window to the front and opens to the Garden room/dining Area with feature vaulted ceiling with velux windows and french doors to the rear garden. The Kitchen is Fitted with a range of base and wall units with sink and leads to the Family room/Study with window to the front. The attached garage with electric roller access door has door to the rear garden, plumbing for a washer and gas combination boiler. Stairs lead from the hall to the First Floor Landing with doors to all four bedrooms. The Family Bathroom is fitted with a bath, pedestal wash basin and wc.

Externally, a driveway leads to the garage and provides parking. The Front Garden has lawn, shrubs and trees. The SOUTH FACING Rear Garden also with lawn and a mix of trees and shrubs.

Woodlands is pleasantly situated just off Whinfell Road, which itself is off Middle Drive. There is good access to local shops and schools for all ages. Comprehensive amenities can be found in the adjoining 'village' of Ponteland, with a variety of pubs and restaurants, as well as a range of sporting and leisure facilities.



Energy Performance: Current D Potential C

Council Tax Band: F

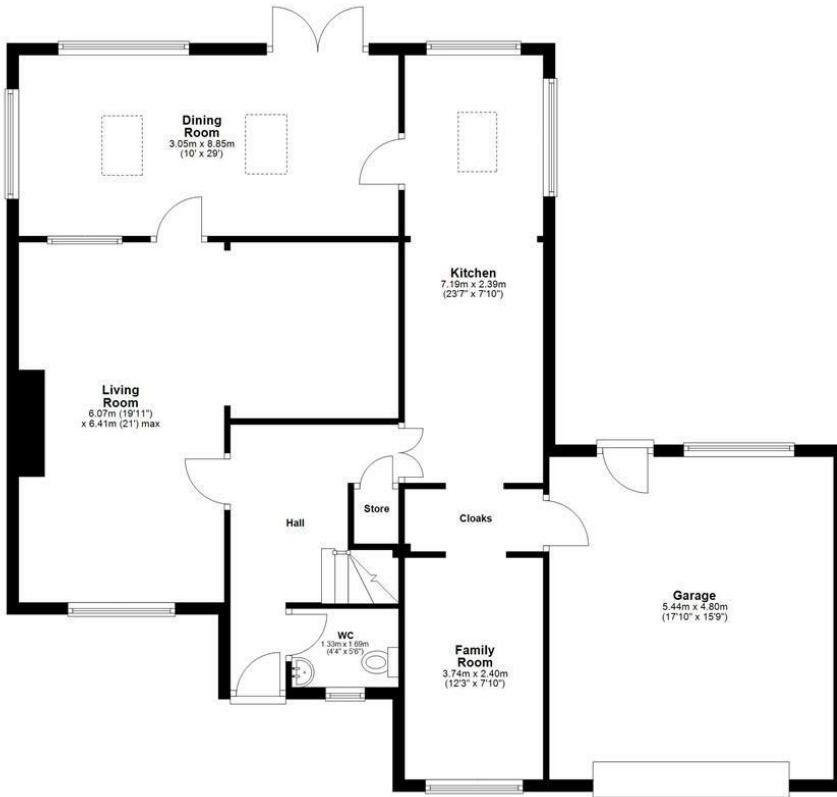
Distance from School:

Distance from Metro:

Distance from Village Centre:

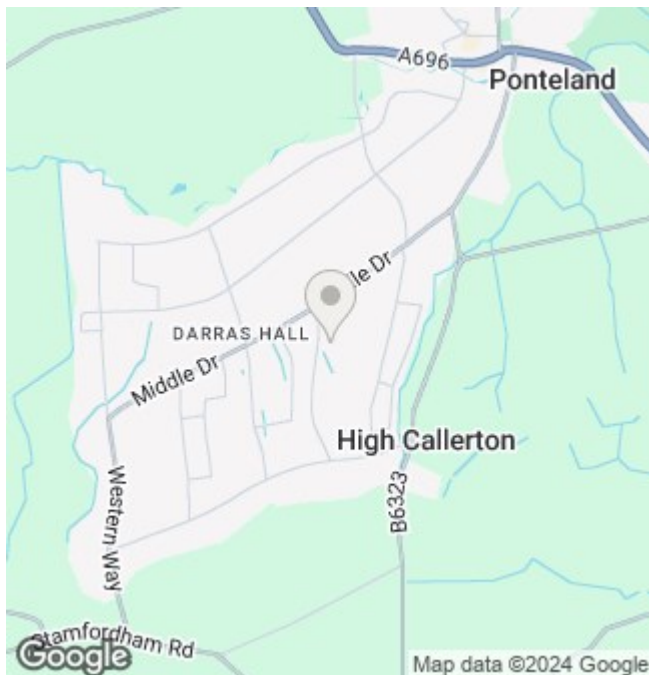
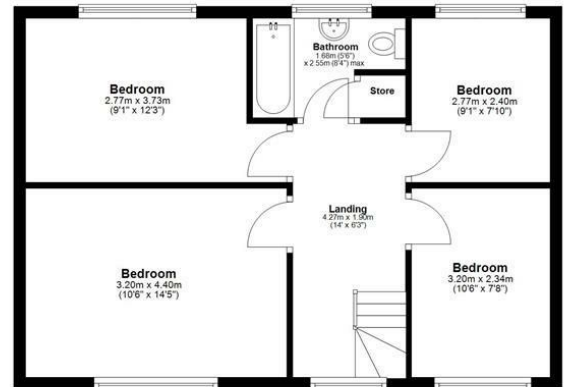
### Ground Floor

Approx. 119.9 sq. metres (1290.1 sq. feet)



### First Floor

Approx. 53.7 sq. metres (578.5 sq. feet)



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.