



- Superb 5 Bed/5 Bath Detached House
- Impressive 27' Reception Hall
- Stunning 28' Breakfasting Kitchen
- Automated Entrance Gates
- Circa 0.3 acre Private Site
- Grand Central Staircase
- Lovely Family Garden

- Highly Sought After Location
- 4 Reception Rooms
- Detached Double Garage



This superbly presented and appointed 5 bedroomed detached house provides fabulous, beautifully proportioned family accommodation within a highly desirable location. Approached via automated gates and secure entry system, an Entrance Hall with Gothic front door opens to a most impressive 27' Reception Hall with range of storage cupboards and grand central staircase. There is a spacious cloaks cupboard and Cloakroom/WC with white suite. The Lounge has a bay window to the front as does the 29' Drawing Room which also has a coal effect real flame gas fire in a lovely Minster surround. There is an excellent Study and a Games Room with wood flooring, bar and French doors to the rear. The Family Room leads through to the 28' Breakfasting Kitchen, beautifully fitted with a good range of contrasting units with granite work surfaces, split level oven with 4 ring ceramic hob and extractor over and 2 oven gas fired Aga as well as an integral dishwasher, fridge and freezer with matching doors and central island with matching work surfaces and curved end units. French doors open to the rear garden and there is a good sized walk in Pantry. The Utility Room is well fitted and has a door to the side. The elegant 29' Galleried Landing leads to the bedroom suites with the Master Bedroom to the front having a Dressing Room and En Suite Bathroom/WC, including a separate bath and shower. Bedroom 2, also to the front, has a Dressing Room and En Suite Bathroom/WC. Bedroom 3, to the rear, has a Dressing Room and En Suite Shower/WC. Bedroom 4 is also to the rear and has a Dressing Room and En Suite Bathroom/WC. Bedroom 5 has an En Suite Shower/WC and is also to the rear. There is also a Laundry Room with spacious linen cupboard. The detached Double Garage has electric doors.

The large Front Garden is lawned with a substantial parking area for a number of cars. The private Rear Garden is ideal for family use with patio, lawn and well stocked borders, with the site extending to c.0.33 acre.

#### Entrance Hall

Reception Hall 27'3 x 15'5 (8.31m x 4.70m)

#### Cloakroom/WC

Drawing Room 16'2 x 29' (into bay) (4.93m x 8.84m (into bay))

Lounge 16'1 x 17'4 (into bay) (4.90m x 5.28m (into bay))

Study 16'3 x 10' (4.95m x 3.05m)

Games Room 16'3 x 16'3 (4.95m x 4.95m)

Family Room 17'2 x 15'9 (5.23m x 4.80m)

Breakfasting Kitchen 28'2 x 16'3 (8.59m x 4.95m)

Pantry 10'8 x 4'2 (3.25m x 1.27m)

Utility Room 9'3 x 8' (2.82m x 2.44m)

First Floor Galleried Landing 29' x 15'9 (8.84m x 4.80m)

Bedroom 1 18' x 16'1 (5.49m x 4.90m)

Dressing Room 11'6 x 7'4 (3.51m x 2.24m)

En Suite Bathroom/WC 11'8 x 8'2 (3.56m x 2.49m)

Bedroom 2 16'2 x 21'9 (max, into bay) (4.93m x 6.63m (max, into bay))

Dressing Room 9' x 6'2 (2.74m x 1.88m)

#### En Suite Bathroom/WC

Bedroom 3 16'2 x 23'9 (max) (4.93m x 7.24m (max))

Dressing Room 8'10 x 6'2 (2.69m x 1.88m)

#### En Suite Shower/WC

Bedroom 4 16'1 x 14'10 (+ dr recess) (4.90m x 4.52m (+ dr recess))

Dressing Room 8' x 6'2 (2.44m x 1.88m)

En Suite Bathroom/WC 8' x 5'6 (2.44m x 1.68m)

Bedroom 5 15'10 x 15'6 (max) (4.83m x 4.72m (max))

En Suite Shower/WC 7'8 x 4'9 (2.34m x 1.45m)

Laundry Room 6'8 x 7'6 (2.03m x 2.29m)

#### Double Garage







Energy Performance: Current Potential

Council Tax Band: H

Northumberland County Council: 0345 600 6400

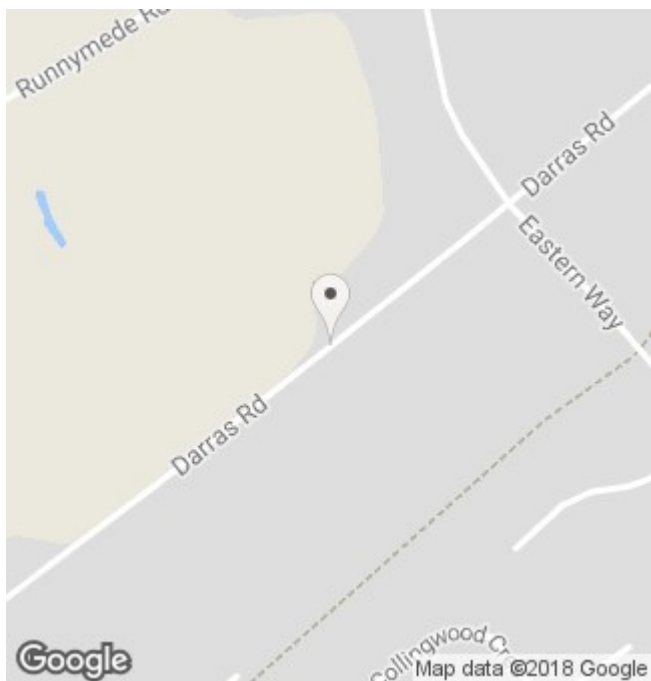
Darras Hall First School: 0.47 Miles

Ponteland Middle / High Schools: 0.9 Miles

Newcastle International Airport: 2.6 Miles

Newcastle Central Railway Station: 9.88 Miles





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.