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GREENACRES, DARRAS HALL, NE20

Offers Over £675,000

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Extended Detached Bungalow Boasting Close to 2,000 Sq ft of Internal Living Space with Three Great Reception Rooms, Including a Superb 22ft Orangery, Kitchen/Breakfast Room, Three Bedrooms, Re-Fitted Bathroom plus Separate Shower Room, Off Street Parking plus Garage with Delightful Lawned Front & Rear Gardens!

This spacious and well-maintained detached bungalow is perfectly located in the highly desirable Greenacres, Darras Hall. Greenacres, which is tucked just off from Edge Hill, is ideally placed to provide direct access to wonderful open green spaces, the shops and amenities of The Broadway as well as everything Ponteland Village has to offer including an array of cafes, restaurants and Waitrose.

The property also provides easy links into Newcastle City Centre with its shopping and cultural activities and Newcastle International Airport, making it a popular choice for a wide range of buyers.

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The internal accommodation comprises: Entrance hall that gives immediate access to the garage/utility area on the right. To the rear of the hallway is a cozy living room, which enjoys French doors leading out onto the garden and also provides access into the dining room. The dining room has a feature fireplace, with French doors leading into an extended garden room, orangery which enjoys a large atrium/rooftlight and also has doors providing direct access out to the rear terrace and gardens.

The entrance hall also gives access to a well-equipped kitchen/breakfast room which is fitted with a range of wall and base units, integrated appliances, a breakfast counter and views over the front of the property. Adjacent to the kitchen is a modern shower room fitted with a three-piece suite and a heated towel rail. To the end of the hallway are three generous bedrooms, with one having access back into the conservatory and French doors to the side of the property.

Externally, the property enjoys a generous front lawn and a driveway providing off-street parking for multiple vehicles, while to the rear, another generous garden is laid mainly to lawn with paved patio areas, providing the ideal space for everyday family life and entertainment. Mature greenery surrounds the property, giving an enhanced sense of privacy and tranquility.

Well presented throughout, this excellent single storey homes simply demands an early inspection and viewings are strongly advised.



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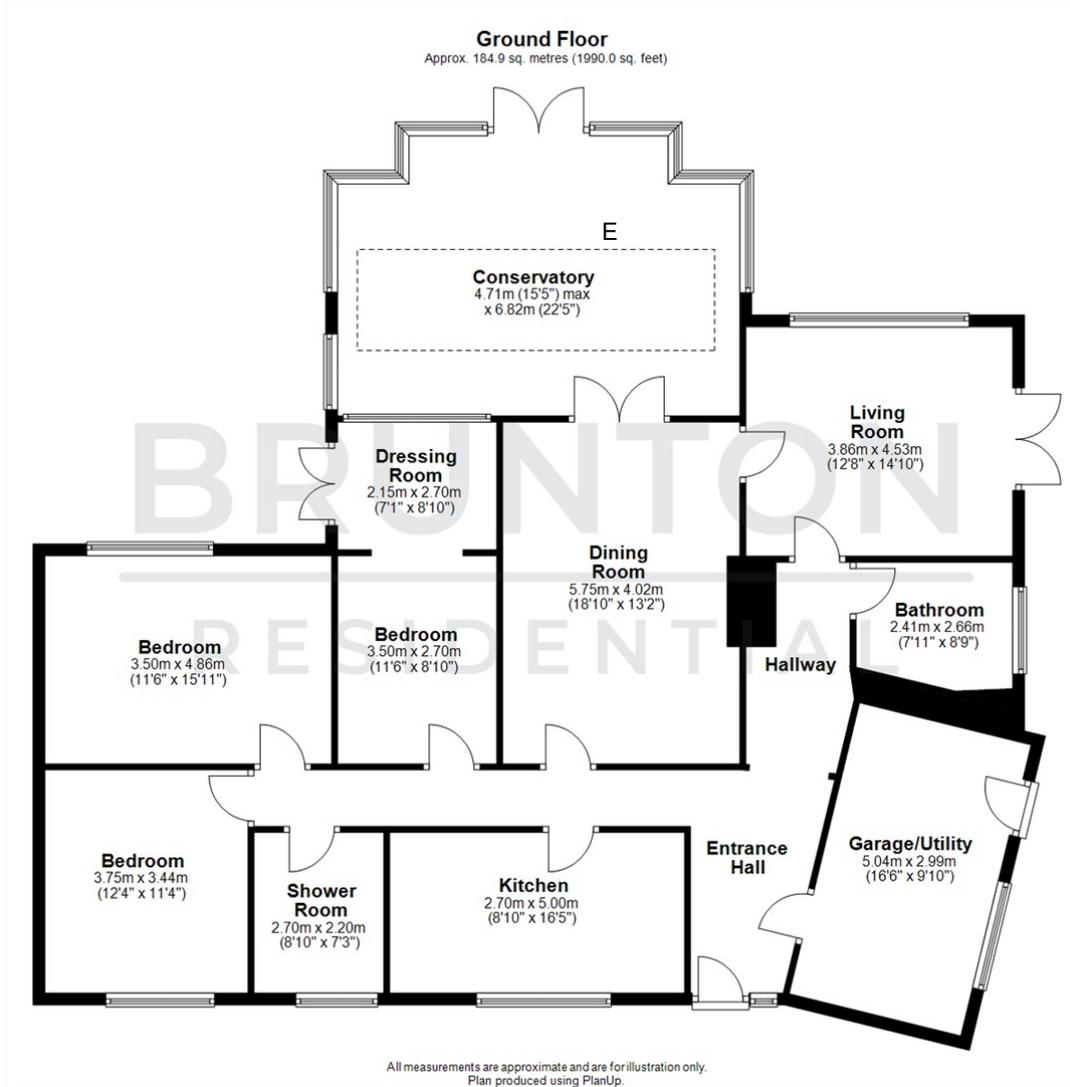
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : E

EPC RATING : C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		72	81
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	