



241 Darras Road, Darras Hall, Ponteland, Newcastle upon Tyne NE20 9AJ

SITUATION AND DESCRIPTION

A handsome and imposing, five bedroom family home, set within approximately 0.6 acres on this fabulous corner site on Darras Road and Western Way. The property, original in design and style, has lovely traditional features including parquet flooring, leaded windows and impressive entrance hall with feature open fire.

The accommodation briefly comprises: entrance porch, cloakroom/wc, reception hallway, living room, dining room, sitting room, breakfasting kitchen, utility room, four double bedrooms, fifth bedroom/study, family bathroom/wc, shower room/wc, integral garage, fantastic corner plot extending to approx 0.6 acres, friveway to front, lawned formal gardens

This is a truly unique opportunity to purchase this beautiful property, dating back to the 1920's, accessed from Darras Road, with driveway and open access to formal lawned gardens to all aspects.

The property comprises:

ENTRANCE PORCH

With stained and leaded window and door, coir matting and glass panel door leading to the entrance vestibule.

ENTRANCE VESTIBULE

With security alarm panel and door leading to the cloakroom/wc.

CLOAKROOM/WC

With radiator, leaded window to the side elevation, wall mounted wash basin and close coupled wc.

RECEPTION HALLWAY

20'11 x 12'11 (6.38m x 3.94m) maximum

A wonderful, spacious reception hallway with open fire with tiled hearth inset and decorative wood surround, delft rack, stairs leading to the first floor and two double radiators. There is a leaded window to the front elevation, under stairs storage cupboard, internal window to the living room, telephone point and double glass panel doors leading to the sitting room.

SITTING ROOM

23'5 x 12'4 (7.14m x 3.76m) maximum

A front facing reception room with gas fire with marble inset and hearth and decorative wood surround, ceiling coving and moulding, two double radiators and TV point. There is a square bay window to the side elevation and additional window to the front elevation both with 'Everest' secondary glazing.

LIVING ROOM

16'9 x 12'9 (5.11m x 3.89m)

A spacious living room with double glass panel doors from the hallway giving access to the room with parquet flooring, double radiator and TV point. There are sliding patio doors leading to the garden, window to the rear elevation and internal windows to the dining room and hallway.

DINING ROOM

15'10 x 14' (4.83m x 4.27m)

The formal dining room has windows to the rear and side elevations with secondary glazing, ceiling coving and rose, radiator and internal window to the living room.

KITCHEN/BREAKFAST ROOM

A fantastic kitchen/breakfast room with kitchen area and breakfasting room.

KITCHEN AREA

17'4 x 12'6 (5.28m x 3.81m) maximum

With country style wall and base units with roll top work surfaces incorporating a one and a half sink and drainer. There is a window to the front elevation, spot lighting, tiled splash backs and flooring and space for a duel fuel range cooker with extractor hood, dishwasher and integrated fridge freezer.

The kitchen is open to the breakfast room

BREAKFAST ROOM

13'7 x 9'5 (4.14m x 2.87m)

A useful breakfasting area with sliding patio doors leading to the rear garden, parquet flooring, double radiator and door leading to the utility room.



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UTILITY ROOM

Fitted with base units with toll top work surfaces and sink and drainer. There is a window to the side elevation, space for fridge freezer and washing machine, radiator and tiled flooring.

A door leads to the wc.

WC

With close coupled wc and wash basin, frosted window to the rear elevation, radiator and tiled flooring.

Returning to the reception hallway stairs lead to the first floor landing.

FIRST FLOOR LANDING

With two windows to the rear elevation, radiator, linen cupboard housing the hot water cylinder, loft access and shelved storage cupboard.

A door leads to bedroom one

BEDROOM ONE

15'10 x 14' (4.83m x 4.27m)

The master double bedroom has leaded windows to the side and rear elevations, double radiator, wall lighting and space for wardrobes.

BEDROOM TWO

16' x 12'5 (4.88m x 3.78m)

A second double bedroom with windows to the front and side elevations and double radiator.

BEDROOM THREE

13'1 x 10'5 (3.99m x 3.18m)

With window to the front elevation, double fitted wardrobes and double radiator.

SHOWER ROOM/WC

With corner shower cubicle with mains power shower and laminate panelling, close coupled wc and wash hand pedestal basin. There is a frosted window to the rear elevation, laminate panel ceiling with halogen spot lighting, half tiling to the walls and ladder radiator.

BEDROOM FIVE

6'10 x 12'7 (2.08m x 3.84m)

Currently used as a study, the fifth bedroom has a window to the front, telephone point and radiator.

INTERNAL CORRIDOR

With window to the side elevation leads to bedroom four.

BEDROOM FOUR

13'2 x 9'10 (4.01m x 3m)

A twin bedroom, with windows to the rear and side elevations with double radiator, shelving and space for wardrobes.

BATHROOM/WC

9'10 x 5'6 (3m x 1.68m)

With suite comprising bath, close coupled wc and wash hand pedestal basin. The bathroom is half tiled to the walls with window to the front elevation, wood panelling to the ceiling and double radiator.

EXTERNALLY

The property is accessed via a gated entrance from Darras Road with driveway providing off-street parking leading to an integral garage. There are lawned gardens to the front and either side of the property with open access to the rear garden.

The property sits on a garden site of approximately 0.6 acres with hedge and fence boundary, stone flagged patio areas, border planting and landscaped planting areas. There is a timber framed shed to the rear of the property.

SERVICES

The property has mains gas, electricity, water and drainage

TENURE

Freehold

FLOOD RISK

Please see website www.environment-agency.uk

COUNCIL TAX

Please see website www.voa.gov.uk

ENERGY PERFORMANCE RATING

Grade: E



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