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110 Eastern Way  
Darras Hall, Ponteland



SANDERSON YOUNG  
estate agents &  
property consultants

Price Guide: £550,000



# 110 Eastern Way, Darras Hall, Ponteland, Newcastle upon Tyne NE20 9RQ

## SITUATION AND DESCRIPTION

A wonderfully unique, three/four bedroom detached dormer bungalow, set back from Eastern Way via a shared driveway, leading to a wonderful woodland garden setting with west facing aspect. The property has been lovingly extended and refurbished by the current owners to provide versatile living accommodation set over two storeys.

The accommodation briefly comprises: entrance hallway, cloakroom/wc, living room with multi fuel stove, fabulous open plan dining kitchen with family room, ground floor double bedroom with en-suite, two first floor bedrooms, one with balcony, bathroom/wc, study/bedroom four, utility room, detached garage, wonderful garden site, driveway, shared lane

The property is situated on this fantastic, mature garden site offering low maintenance, with decked area and balcony to the first floor bedroom. The property has a gated entrance, driveway to the front and leads to a detached garage.

The property comprises:

Double hardwood entrance doors lead to the spacious hallway

## HALLWAY

With dual height ceiling with Velux roof light, radiator, oak flooring, stairs leading to the first floor landing and security alarm panel.

## CLOAKROOM/WC

The fully tiled cloakroom has oak flooring, frosted window to the side elevation, radiator and close coupled wc and wash hand pedestal basin.

Returning to the reception hallway a door leads to the living room.

## LIVING ROOM

25'8 x 14'11 (7.82m x 4.55m) maximum

A lovely principal reception room with west facing aspect and double doors leading to the rear garden. There are two additional windows to the side elevation, wood flooring, radiator and TV point. The focal point of the room is a multi-fuel stove with tiled hearth.

Double hardwood doors lead to the open plan kitchen and family room.

## KITCHEN/DINING AREA

27'10 x 9'5 (8.48m x 2.87m)

A fabulous open plan dining kitchen fitted with a range of high quality wall and base units with granite worktops with inset sink and drainer. The kitchen has a centre island space for range cooker with extractor hood, integrated dishwasher fridge and freezer. There is slate flooring, splash back tiling, halogen spot lighting and window to the side elevation.

The dining area has oak flooring, a window overlooking the rear garden, continuation of spot lighting and is open to the family area.

## FAMILY AREA

14'6 x 8'7 (4.42m x 2.62m)

A most impressive family area with vaulted ceiling featuring a glass picture window to the side elevation, additional window to the front elevation and bifold doors leading to the rear garden. The family area has a continuation of oak flooring from the dining room, radiator and spot lighting.

A door from the kitchen leads to the utility room.

## UTILITY ROOM

12'7 x 7'3 (3.84m x 2.21m)

Fitted with a range of wall and base units with hardwood worktops, washing machine and tumble dryer and space for an American fridge freezer. There is slate flooring and radiator.

A door leads to the side garden.



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### **GROUND FLOOR BEDROOM**

16'4 x 11'6 (4.98m x 3.51m)

A principal double bedroom with windows to front and rear, two radiators, spot lighting, loft access, oak flooring and fitted storage wardrobe.

A door leads to the en-suite bathroom.

### **EN-SUITE BATHROOM**

12'9 x 4'7 (3.89m x 1.40m)

Fitted with a suite comprising bath with drench shower and glass screen, contemporary 'Villeroy & Boch' wash hand basin and close coupled wc. There is a radiator, spot lighting, window to the side elevation, oak flooring and tiling to the bath are and splash back.

### **STUDY/SNUG**

13'10 x 12'5 (4.22m x 3.78m)

This versatile reception room could also be used as a ground floor bedroom and has a vaulted ceiling with exposed beam, windows to front and side elevations, two radiators, TV point and oak flooring.

Stairs lead to the first floor landing.

### **FIRST FLOOR LANDING**

With feature window to the side elevation and radiator.

A door leads to bedroom two

### **BEDROOM TWO**

15'1 x 14'3 (4.60m x 4.34m) minimum excluding wardrobes

A fabulous double bedroom to the first floor with west facing aspect and bi-fold doors leading to a balcony. The bedroom has halogen spot lighting, fitted wardrobes and drawer units, feature window to the side elevation, eaves storage, radiator and plantation shutters.

### **BEDROOM THREE**

16' x 8'5 (4.88m x 2.57m) maximum

A third double bedroom with exposed beams to the wall, feature window to the side elevation, eaves storage and radiator.

### **BATHROOM/WC**

9'4 x 8'6 (2.84m x 2.59m)

The family bathroom has a double ended free standing bath with shower attachment, corner shower with additional shower attachment, wall mounted wash basin and close coupled wc. The bathroom is fully tiled to the walls and floor with under floor heating, halogen spot lighting, Velux roof light and chrome ladder radiator.

### **EXTERNALLY**

The property is accessed from a lane on Eastern Way leading to a shared driveway with private gated entrance to the property. There is a block paved driveway providing ample parking for several cars and leading to the detached double garage. There is gravelled landscaped areas and pathways leading to the front entrance door and is open to the side of the property leading through to the rear gardens.

The property is sat within a lovely woodlands site with raised deck areas, lawned gardens with pond and mature trees and shrubs. There is a fenced boundary and the garden benefits from a west facing aspect enjoying afternoon sun.

### **SERVICES**

The property has mains gas, electricity and water

### **TENURE**

Freehold

### **FLOOD RISK**

Please see website [www.environment-agency.uk](http://www.environment-agency.uk)

### **COUNCIL TAX**

Please see website [www.voa.gov.uk](http://www.voa.gov.uk)

### **ENERGY PERFORMANCE RATING**

Grade: D



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