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26 Hadrian Court
Darras Hall, Ponteland



SANDERSON YOUNG
estate agents &
property consultants

Price Guide: £335,000



26 Hadrian Court, Darras Hall, Ponteland, Newcastle upon Tyne NE20 9JU

SITUATION AND DESCRIPTION

An excellent opportunity to purchase this three bedroom, detached bungalow, well positioned within this quiet cul de sac with south facing garden and double garage. The property, in need of refurbishment, offers fantastic potential for development and benefits from UPVC double glazing and gas central heating.

The accommodation briefly comprises: entrance hallway, cloakroom/wc, living/dining room, breakfasting kitchen, three double bedrooms with fitted storage, bathroom/wc, double garage, driveway, front garden, rear lawned garden with south facing aspect and hedge boundary, no upward chain

The property comprises:

ENTRANCE HALLWAY

With security alarm panel, radiator, storage cupboard and loft access.

CLOAKROOM/WC

Fitted with close coupled wc and wash hand pedestal basin. There is a frosted UPVC window to the side elevation, full tiling to the walls and radiator.

LIVING/DINING ROOM

22'3 x 11'9 (6.78m x 3.58m) plus 11'8 x 10'2 (3.56m x 3.10m)

An L shaped principal reception room with UPVC full height window to the westerly elevation, UPVC window to the side driveway and double sliding doors leading to a sun room with polycarbonate roof and door to the rear garden. There is a gas fireplace with decorative wood surround, three radiators, TV and telephone point.

A door leads to the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

12'1 x 10'9 (3.68m x 3.28m)

Fitted with wood wall and base units with roll top work surfaces incorporating a double sink and drainer. There is a cooker with extractor hood and integrated dishwasher and low level fridge. The kitchen has a breakfast bar with space for seating, UPVC window to the rear elevation, splash back tiling, TV point, alarm panel and radiator.

A door leads to the garage.

GARAGE

15'4 x 18'11 (4.67m x 5.77m)

A double width garage with electric roller door, power, lighting and water supply and a UPVC door leading to the rear garden.

Returning to the hallway, doors lead to the bedroom and bathroom accommodation.

BEDROOM ONE

11'9 x 11'4 (3.58m x 3.45m)

The master double bedroom has a UPVC window to the front elevation, ceiling coving, radiator and a range of fitted wardrobes and drawer units.

BEDROOM TWO

11'4 x 10'7 (3.45m x 3.23m)

A second double bedroom with ceiling coving, UPVC window to the side elevation and a full wall of fitted wardrobes and drawers.

BEDROOM THREE

11'10 x 8'5 (3.61m x 2.57m)

The third double bedroom has a UPVC window to the front elevation, radiator and a full wall of mirrored fitted wardrobes.



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BATHROOM/WC

8'6 x 5'8 (2.59m x 1.73m)

Fully tiled to the walls the bathroom has a suite comprising bath with shower attachment, close coupled wc and wash hand pedestal basin. There is a frosted UPVC window to the side elevation and radiator.

EXTERNALLY

To the front of the property is a driveway with parking for several cars leading to the integral double garage, and front lawned garden which in turn leads to the side and rear of the property. There is a hedge boundary, lawned area and open access to the rear.

SERVICES

The property has mains electricity, gas and water.

TENURE

Freehold

FLOOD RISK

Please see website www.environment-agency.uk

COUNCIL TAX

Please see website www.voa.gov.uk

ENERGY PERFORMANCE RATING

Grade: D



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