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23 Callerton Court
Darras Hall



SANDERSON YOUNG
estate agents &
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Price Guide: £600,000



23 Callerton Court, Darras Hall, Ponteland, Newcastle upon Tyne NE20 9EN

SITUATION AND DESCRIPTION

A stunning and deceptively spacious, five bedroom dormer bungalow, which has been fully renovated, extended and refurbished by the current owners to an exceptional standard. The property offers excellent family accommodation with high quality fittings including solid oak flooring, feature glass staircase and bespoke kitchen and bathrooms.

The accommodation briefly comprises: entrance hallway, cloakroom/wc, stunning fitted kitchen open to the dining room, living room, utility room, three bedrooms to the ground floor, bathroom/wc, master bedroom suite with dressing area and luxury bathroom/wc, second double bedroom with en-suite shower room, lovely garden site, driveway, lawned gardens to front, side and rear, double garage.

ENTRANCE HALLWAY

With halogen spot lighting, solid oak flooring and doors leading to the reception rooms, feature staircase with glass balustrade leading to the first floor landing, feature radiator and double storage cupboard with security alarm panel.

CLOAKROOM/WC

Fitted with close coupled wc and wall mounted wash basin, with ceiling spot lighting, internal window to the garage, oak flooring and radiator.

KITCHEN

20'11 x 11'7 (6.38m x 3.53m)

A lovely fitted kitchen with wall and base units with granite worktops and tiled splash backs, with the addition of a central island with integrated dishwasher, inset sink and drainer, wine chiller and breakfast bar. There is space for a range cooker with extractor hood with integrated lighting, splash back tiling, spot lighting, integrated microwave style oven and space for an American fridge/freezer. There is a feature radiator, oak flooring and open access to the dining area.

DINING AREA

11'9 x 18'3 (3.58m x 5.56m)

A lovely formal dining area which offers versatile space from the kitchen and breakfast room, with a continuation of oak flooring, ceiling spot lighting and feature radiator. There is a full width of double glazed window and double doors leading to the side garden, glass door leading to the night hallway and bedroom accommodation and a door leading to the living room.

LIVING ROOM

23'6 x 10' (7.16m x 3.05m)

The living room has ceiling spot lighting, two feature full height radiators, double doors with windows leading to the rear garden

and a feature inglenook fireplace with multi fuel stove and tiled hearth. There is a TV and telephone point connection.

Returning to the kitchen/dining room a night hallway gives access to the ground floor bedroom and bathroom accommodation.

NIGHT HALLWAY

With ceiling spot lighting, oak flooring, double storage cupboard and radiator.

FAMILY BATHROOM/WC

The luxury family bathroom is fully tiled to the walls and floor with feature spot lighting and electric under floor heating. There is a suite comprising double ended bath, wall mounted wash basin, close coupled wc and walk-in shower area. The bathroom has ceiling spot lighting, chrome ladder radiator and a frosted window to the front elevation.



BEDROOM THREE

14' x 12'11 (4.27m x 3.94m)

With uPVC bay window to the side elevation, radiator and spot lighting.

BEDROOM FOUR

11'3 x 9'9 (3.43m x 2.97m)

A double bedroom with uPVC window to the front elevation, radiator and ceiling spot lighting.

BEDROOM FIVE/PLAY ROOM

11'3 x 8'10 (3.43m x 2.69m)

This double bedroom offers versatile accommodation and has previously been used as a study and home office and is currently used as a play room. There is a uPVC window to the front elevation, ceiling spot lighting and radiator.



Gosforth Office
95 High Street
Gosforth
Newcastle upon Tyne

t: 0191 2130033
f: 0191 2233538

Regional Lettings
95 High Street
Gosforth
Newcastle upon Tyne

t: 0191 2550808
f: 0191 2233538



Ponteland Office
Coates Institute
Main Street
Ponteland

t: 01661 823951
f: 01661 823111





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Returning to the hallway a feature oak staircase with glass balustrade leads to the first floor landing.

FIRST FLOOR LANDING

With 'Velux' roof light, ceiling spot lighting, barrel effect radiator and oak flooring.

BEDROOM ONE

29'2 x 14'10 (8.89m x 4.52m) maximum

The master suite has a 'Velux' roof light to the side elevation and two dormer uPVC windows to the rear elevation. There is ceiling spot lighting, two radiators and eaves storage cupboard with hanging.



DRESSING AREA

With a full wall of fitted wardrobes providing hanging and shelving, radiator, security alarm panel and uPVC dormer window to the front elevation.

EN-SUITE

7'7 x 12' (2.31m x 3.66m)

The luxury en-suite has a double ended 'Villeroy & Boch' bath with shower attachment, corner shower cubicle, wall mounted wash basin and close coupled wc. There is ceiling spot lighting, full tiling to the walls and floor, chrome ladder, electric under floor heating, radiator and 'Velux' roof light.

BEDROOM TWO

8'10 x 16'10 (2.69m x 5.13m) maximum restricted head height

The second bedroom has an entrance with walk-in storage cupboard, radiator, 'Velux' roof light and ceiling spot lighting. The bedroom area has ceiling spot lighting, radiator and uPVC window to the front elevation.



EN-SUITE SHOWER ROOM

Fitted with corner shower cubicle, wall mounted wash basin and close coupled wc. There is a chrome ladder radiator, ceiling spot lighting, 'Velux' roof light and splash back tiling and flooring.

UTILITY ROOM

Accessed via the kitchen, the useful utility room has a range of base units with sink and drainer and space for washing machine and tumble dryer. There is a window to the rear elevation.

DOUBLE GARAGE

The double length garage has a roller door and windows to the rear and side elevations. The gas central heating boiler is fitted to the wall.

EXTERNALLY

To the front of the property is a gravel driveway providing off-street parking for several cars, with ample front gardens with fence and hedge boundary.

There is open access to the side of the property to the lawned rear garden with west facing aspect, stone flagged patio area and fenced and hedged boundary.

SERVICES

The property has mains electricity, gas, 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: C



Alnwick Office
31-33 Bondgate Within
Alnwick
Northumberland

t: 01665 600170
f: 01665 606984



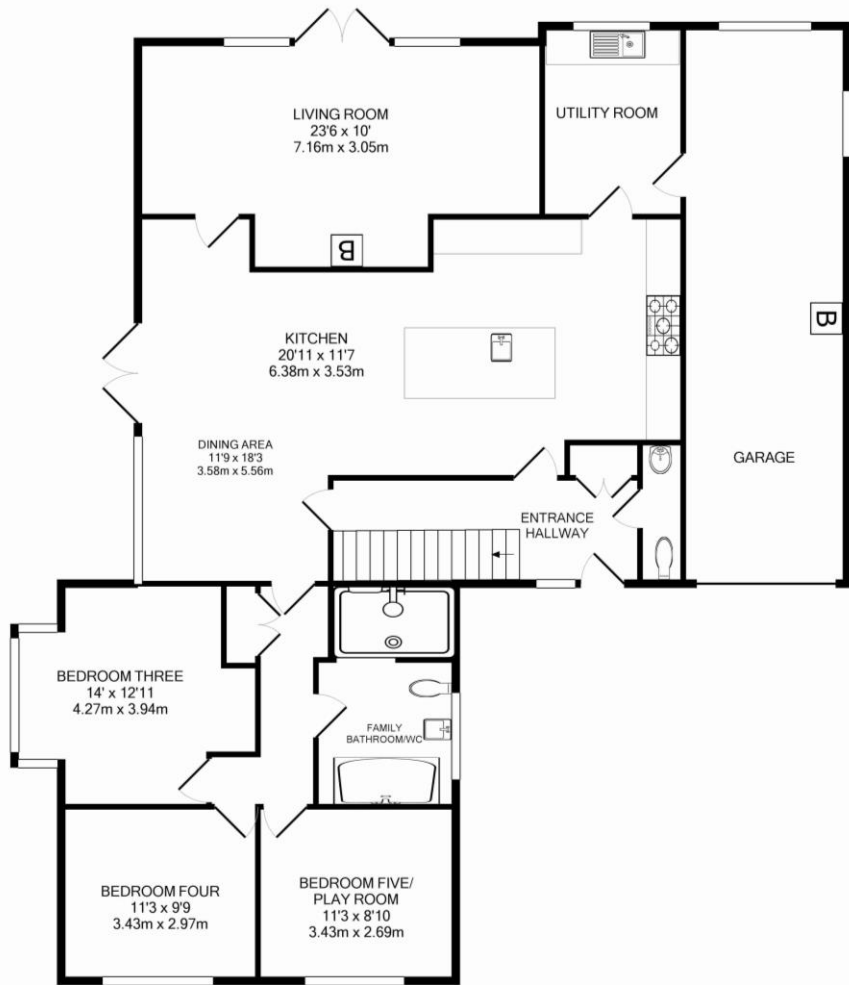
Regional Office
The Old Bank
30 High Street
Gosforth
Newcastle upon Tyne

t: 0191 2233500
f: 0191 2233505

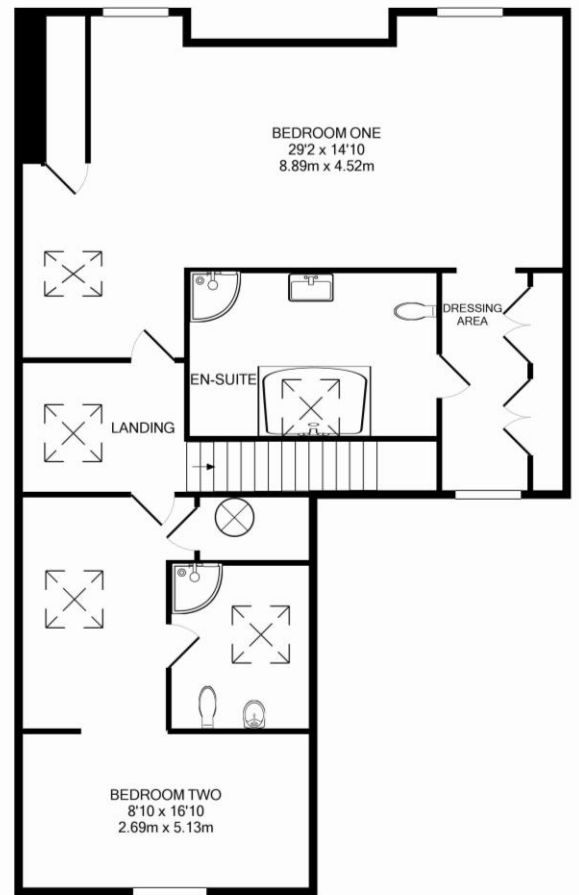


Mayfair Office
Cashel House
15 Thayer Street
London
W1U 3JT

t: 0870 112 7099
f: 020 7467 5339



GROUND FLOOR



1ST FLOOR





SANDERSON YOUNG
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property consultants



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All enquiries please contact:

Ponteland Office

Coates Institute | Main Street | Ponteland | NE20 9NH

t: 01661 823951

f: 01661 823111

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