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209 Darras Road  
Darras Hall, Ponteland



**SANDERSON YOUNG**  
estate agents &  
property consultants

Price Guide: £375,000



# 209 Darras Road, Darras Hall, Ponteland, Newcastle upon Tyne NE20 9AF

## SITUATION AND DESCRIPTION

A deceptively spacious, five bedroom dormer bungalow, well positioned on this excellent south facing garden site of 0.25 acres on Darras Road. The property offers excellent further potential for development and is well placed for the amenities of Darras Hall including Broadway shops, medical centre and local schooling. The versatile accommodation, set over two floors, is ideal for a family market looking to put their own stamp on a home.

The accommodation briefly comprises: entrance hallway, three ground floor bedrooms, bathroom/wc, dining room, living room, kitchen/breakfast room, two bedrooms to the first floor, shower room/wc, attached double length garage, driveway to front, lawned south facing garden to rear, no upward chain

The principal access is gained via the side porch with tiled flooring and access from the side driveway, which in turn leads to the kitchen/breakfast room.

## KITCHEN/BREAKFAST ROOM

18'10 x 11'7 (5.74m x 3.53m)

This good sized kitchen has a range of wood wall and base units with roll top work surfaces incorporating a sink and drainer. There is space for a range cooker with extractor hood, space for fridge/freezer, dishwasher and washer/dryer. There are uPVC windows to the side and rear elevations, a radiator and door leading to the garage.



From the kitchen a door leads to the internal hallway.

## HALLWAY

With telephone point, radiator and storage cupboard. There is a door leading to the front entrance vestibule and open access to the dining area.

## DINING AREA

18'8 x 9'1 (5.69m x 2.77m)

The dining area is open to the hall and has a window to the side elevation, radiator, ceiling beams and stairs leading to the first floor.

## LIVING ROOM

18'7 x 11' (5.66m x 3.35m)

The living area has double sliding aluminium doors to the rear elevation, ceiling beams, radiator, uPVC window to the side elevation and gas fire.

## BEDROOM ONE

10'5 x 10' (3.18m x 3.05m)

This bedroom to the front of the property has uPVC windows to the front and side elevations, radiator and ceiling coving.



## BEDROOM TWO

10'3 x 10' (3.12m x 3.05m)

With uPVC windows to the front and side elevations, this double bedroom has a radiator, ceiling coving and space for wardrobes.



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### **BEDROOM THREE**

8'11 x 7'11 (2.72m x 2.41m)

Currently used as a study, this single bedroom has a uPVC window to the side elevation, radiator and double fitted wardrobes.



### **BATHROOM**

7'10 x 5'10 (2.39m x 1.78m)

With full tiling to the walls and floor, the bathroom has a suite comprising bath with electric shower, close coupled wc and wash basin housed in a vanity unit. There is a uPVC window to the side elevation and radiator.

From the dining room stairs lead to the first floor landing.

### **FIRST FLOOR LANDING**

With ceiling skylight, two storage cupboards and radiator. A door leads to the shower room/wc.

### **SHOWER ROOM/WC**

Fitted with shower cubicle, enclosed wc and wash basin housed in a vanity unit. There is also a radiator.

### **BEDROOM FOUR**

11'7 x 9'10 (3.53m x 3m)

A double bedroom with uPVC dormer window to the rear elevation, radiator and tripled fitted wardrobes.

### **BEDROOM FIVE**

11'5 x 11'10 (3.48m x 3.61m)

With uPVC dormer window to the rear elevation, double sliding fitted wardrobes and radiator.

### **EXTERNALLY**

To the front of the property is a driveway providing off-street parking for several cars, which in turn provides access to the front elevation entrance vestibule and to the side porch, which leads to the kitchen.

Double timber doors to the front lead to the garage.

### **GARAGE**

28'4 x 9' (8.64m x 2.74m)

This double length garage has double timber doors, power, lighting and central heating boiler fitted to the wall. There is a door at the side leading to the rear garden.

The rear garden has a fenced and hedge boundary and is predominately laid to lawn, with stone flagged patio area, vegetable patches and timber shed and greenhouse.

### **SERVICES**

The property has mains electricity, gas, water and drainage.

### **TENURE**

Freehold

### **FLOOD RISK**

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

### **COUNCIL TAX:**

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

### **ENERGY PERFORMANCE RATING:**

Grade: D



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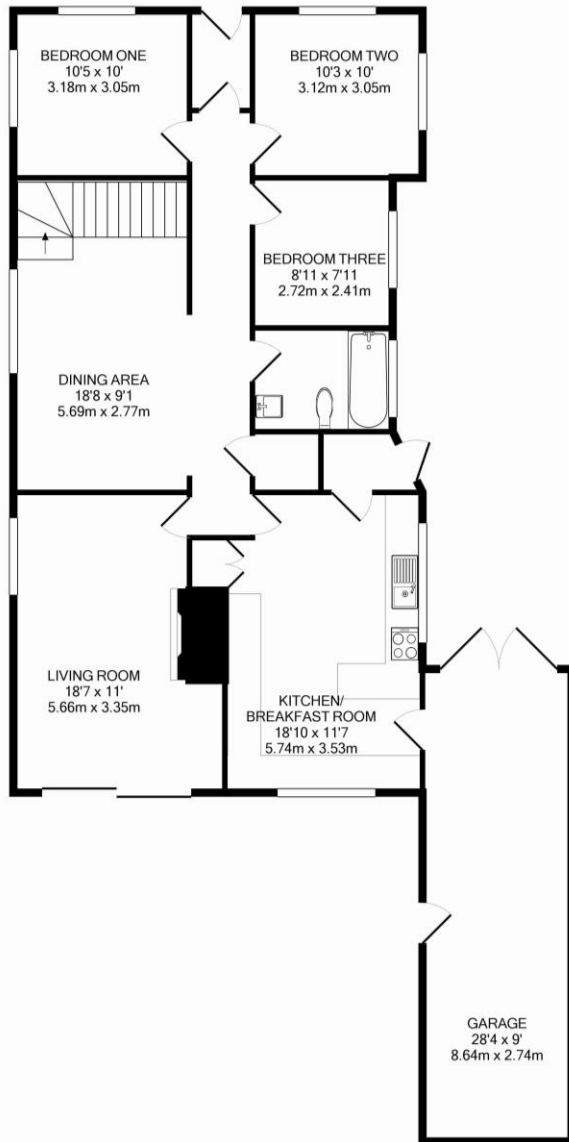
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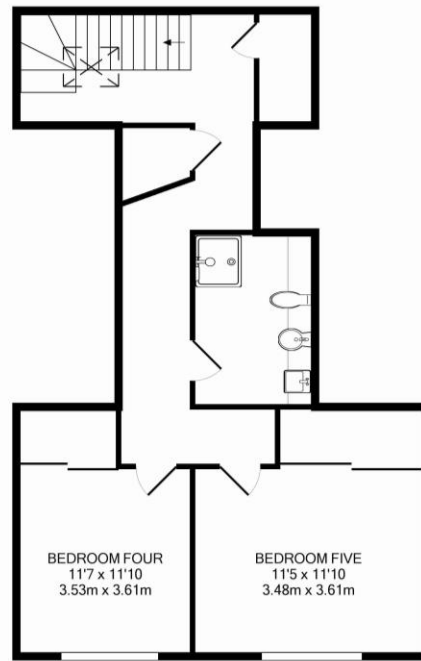


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GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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