



MIDDLE DRIVE | DARRAS HALL, PONTELAND



93 MIDDLE DRIVE, DARRAS HALL, PONTELAND, NEWCASTLE UPON TYNE NE20 9DW

PRICE ON APPLICATION

**A MAGNIFICENT DETACHED HOUSE, STYLISHLY REDESIGNED AND
OCCUPYING A SECLUDED SITE OF CIRCA 0.73 ACRES**

RECEPTION HALLWAY | OPEN PLAN KITCHEN/BREAKFAST ROOM/LIVING AREA | SITTING ROOM
FAMILY/PLAY ROOM | STUDY | CLOAKROOM/WC | UTILITY ROOM | MASTER BEDROOM WITH DRESSING
ROOM AND EN-SUITE BATHROOM | FOUR FURTHER BEDROOMS, ONE WITH EN-SUITE SHOWER ROOM
FAMILY BATHROOM

DETACHED DOUBLE GARAGE WITH FIRST FLOOR GYM/GAMES ROOM OR HOME OFFICE/STUDIO
INTEGRAL GARAGE | 0.73 ACRES

rare! From Sanderson Young

SITUATION AND DESCRIPTION

A magnificent five bedroom detached house, occupying a beautiful private secluded garden site of approximately 0.73 acres, with an extensive tarmac driveway and detached double garage with stairs to upper floor. The impressive family home has been stylishly redesigned by the current owners, with great attention to detail to the natural light in the property with large picture windows and bi-folding doors overlooking the garden and woodland.

The property is approached from Middle Drive via a shared driveway, which leads to an attractive pillared entrance with electric gates. There is a large tarmac driveway and parking area for several cars, which in turn leads to the detached double garage.

The property is approached via a covered entrance with courtesy lighting, leading into a lovely light reception hallway with large picture window overlooking the garden and a staircase with glass balustrade leading to the first floor. Doors lead from the hallway to the open plan kitchen/breakfast room and living area, sitting room, study and cloakroom/wc.

The study is a versatile room with double glazed window overlooking the garden, radiator and inset spotlights.

The beautiful sitting room includes separate corner bar area with wine/beer fridge and wine racks, four double glazed windows overlooking the gardens and Chesney flame effect fire with a limestone surround. There is oak flooring, three radiators with covers and decorative ceiling coving with concealed lighting.

The second reception room is located off the kitchen/breakfast room, currently used as a family/play room, and has a cast iron wood burning stove recessed to the fireplace, two windows overlooking the garden, inset spotlights and tiled flooring.

The magnificent 42ft open-plan family living area incorporates both an informal seating and dining area and a bespoke 'Paul Lamb' fitted kitchen. The living area has excellent natural light from the open vaulted ceiling with large Velux windows, two large picture windows overlooking the garden and also two sets of bi-folding doors opening to the decked terraces. There is a wood burning cast iron stove set to the tiled chimney breast, tiled flooring and inset spotlights.

The fabulous bespoke 'Paul Lamb' kitchen is fitted with an extensive range of walnut wall and base cabinets incorporating a 14ft long central island with Corian worktops and Siemens six gas hob with extractor hood over. There is a breakfast bar within the central island with stools and a walk-in pantry/larder cupboard with shelving. Integrated appliances include Siemens microwave, two ovens, steam oven and space for an American style fridge freezer. There is also space for a dishwasher, stainless steel sink and window overlooking the approach to the house.

The utility room provides plumbing for washing machine, space for tumble dryer, and stainless steel sink. Doors lead to the decked terrace and garden as well as the integral garage.





The spacious first floor landing includes a large picture window overlooking the garden and woodland and a window to the front aspect.

The impressive master bedroom comprises four windows overlooking the gardens a range of fitted wardrobes, dressing table and drawers incorporating two wine fridges and decorative ceiling coving. A door leads to the walk-in dressing room with open hanging rails and shelving to one wall. A further door leads from the master bedroom to a luxury en-suite with double ended bath and glass divide to the walk-in shower with rainfall shower head, a wall mounted basin housed within a vanity unit, concealed cistern wc and ladder radiator.

The second bedroom is currently used as a guest double bedroom with a window overlooking the rear garden and a door leading to the en-suite with mains shower, concealed cistern wc, wash hand basin in vanity unit and ladder radiator.

The third double bedroom includes dual aspect windows overlooking the garden and the fourth double bedroom overlooks the approach, whilst the fifth bedroom overlooks the rear garden.

The stylish family bathroom comprises a large double ended bath with separate tap and handheld shower attachment, walk-in shower with rain fall head and glass enclosure, Villeroy and Boch wall mounted basin, concealed cistern wc, ladder radiator and large wall-mounted mirror.

The integral garage includes an electric roller door, power and lighting, gas boiler to the wall, water tank and window to the side elevation. The detached double garage includes two electric roller doors, power and lighting, with an internal staircase providing access to the first floor, a versatile space currently used as a gym and games room, which equally would be ideal as a home office or studio. There are two windows to the front, two Velux windows to the open vaulted ceiling, power and lighting.

Externally, the gardens extend to approximately 0.73 acres including the private woodland to the boundary. The gardens have both privacy and shelter from mature woodland, and are predominately lawned with planted borders and hedges. There is a new timber fence to the boundary and attractive decked terraced areas leading from the kitchen/breakfast room to either side, ideal for barbecues and outside entertaining.

SERVICES

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

TENURE

Freehold

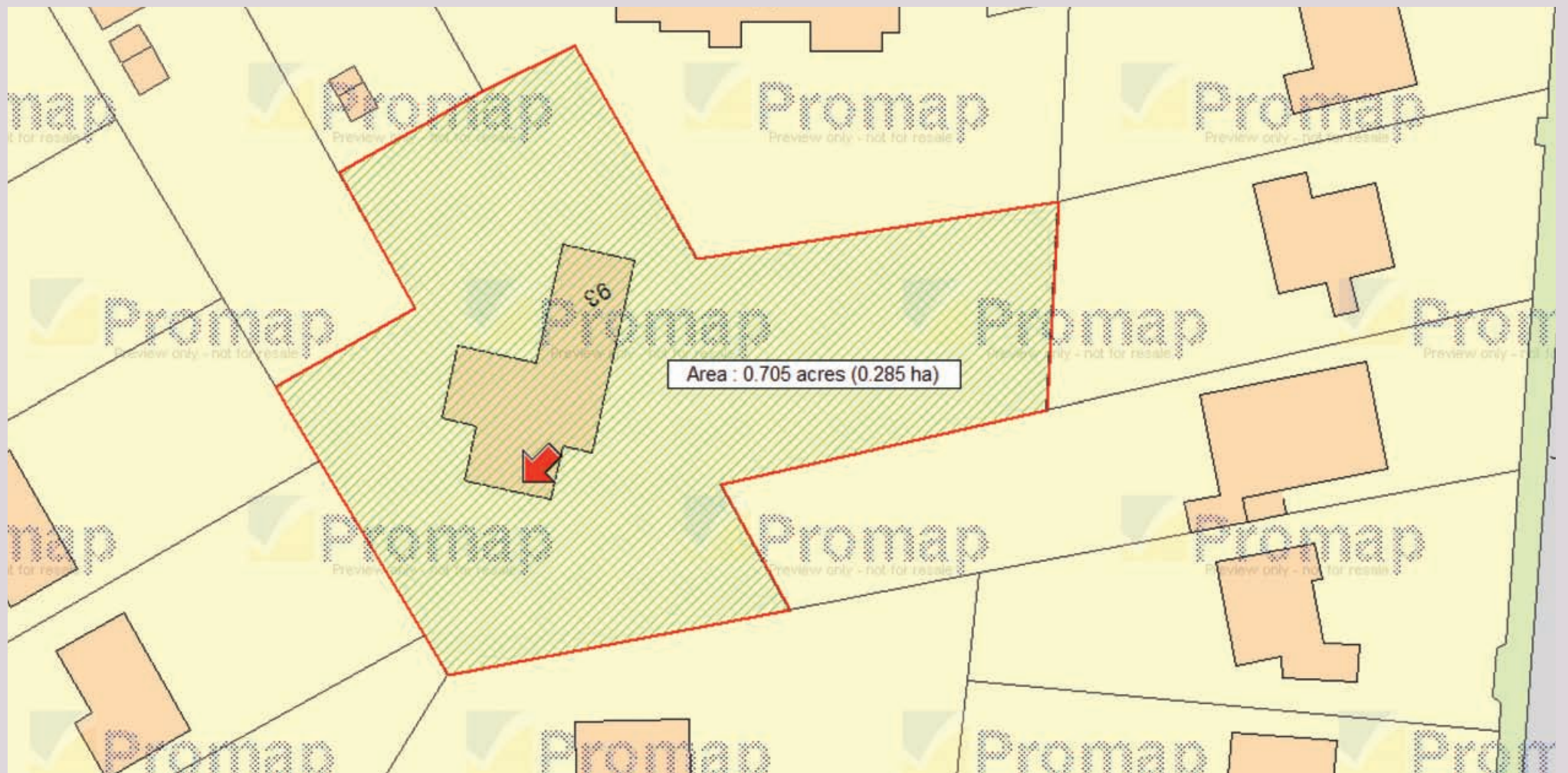
COUNCIL TAX

Please see website www.voa.gov.uk

ENERGY PERFORMANCE RATING

Grade: C







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