

- 5 Bed Detached House
- 20' Breakfasting Kitchen
- 20' Master Bed with Dressing & En Suite
- Family Gardens
- Spacious Family Accommodation over 3 Floors
- 22' Orangery
- Family Bath & 2nd En Suite
- 30' Lounge/Dining Room
- Cloaks/WC; Utility Room
- Double Garage with Electric Door

This 5 bedroomed detached house provides beautifully proportioned family accommodation over 3 floors. Extended and refurbished by the current owners, this superbly appointed property has a 21' Reception Hall, with cloaks and storage cupboards and oak flooring. The Cloakroom/WC has a low level wc and pedestal wash basin. The 30' Lounge/Dining Room also has an oak floor and bay to the front. The 20' Breakfasting Kitchen is well fitted with high gloss wall, base & display units with sink unit, solid wood work surfaces, central island with solid wood breakfast bar, curved end units, Belling dual fuel range style cooker with extractor over, integral dishwasher with matching door and is open to the 22' Orangery, a stunning addition to this property, with 2 sets of French doors and lantern roof. The Utility Room has a range of units, sink unit, plumbing for a washer and door to the rear. Stairs lead from the hall to the First Floor Landing. Bedroom 1 extends to over 20' each way and has a fitted Dressing Room as well as an En Suite Shower/WC, with low level wc, his and hers pedestal wash basins with individual mirrors with integral lighting over, inset bath and double shower cubicle with mains shower unit. Bedrooms 2 and 3 both have built in wardrobes. The Bathroom/WC has a low level wc, pedestal wash basin, inset bath and double shower cubicle with mains shower. The Second Floor Landing has a storage cupboard. Bedrooms 4 and 5 both have 'T fall' ceilings with Velux roof lights, with Bedroom 4 having an En Suite Shower/WC, with low level wc, pedestal wash basin and shower cubicle with mains shower unit. The Double Garage is attached with electric roller shutter door.

Externally, the property is approached via a brick pillared entrance, with electric gates opening to a block paved driveway and a lawned Front Garden. The Rear Garden is private with a block paved patio lawn, conifer hedge and mature tree.

Eastern Way is well placed for schools and other village amenities.

Reception Hall 21'6 x 7'4 (6.55m x 2.24m)

Cloakroom/WC 8'4 x 3'6 (2.54m x 1.07m)

Lounge/Dining Room 13' x 30'8 (into bay) (3.96m x 9.35m (into bay))

Breakfasting Kitchen 20'6 x 15'0 (max) (6.25m x 4.57m (max))

Orangery 22'10 x 11'10 (6.96m x 3.61m)

Utility Room 14'9 x 7'10 (4.50m x 2.39m)

First Floor Landing

Bedroom 1 20'8 x 20'3 (6.30m x 6.17m)

Dressing Room 11'8 x 9'0 (3.56m x 2.74m)

En Suite Bathroom/WC 12'0 x 9'8 (3.66m x 2.95m)

Bedroom 2 13'0 x 12'0 (+dr recess) (3.96m x 3.66m (+dr recess))

Bedroom 3 13'2 x 11'4 (4.01m x 3.45m)

Bathroom/WC 10'1 x 8'2 (3.07m x 2.49m)

Second Floor Landing

Bedroom 4 16'9 x 15'2 (5.11m x 4.62m)

En Suite Shower/WC 8'4 x 4' (2.54m x 1.22m)

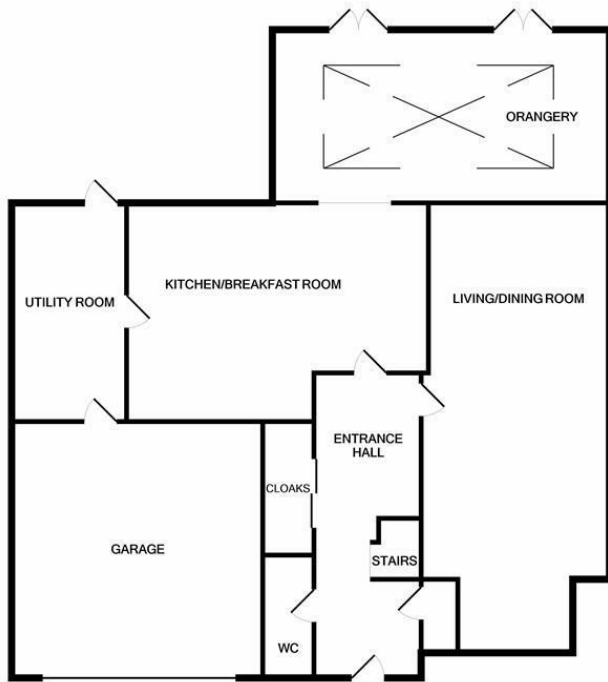
Bedroom 5 15'4 x 12'3 (4.67m x 3.73m)

Double Garage 19' x 13'2 (5.79m x 4.01m)

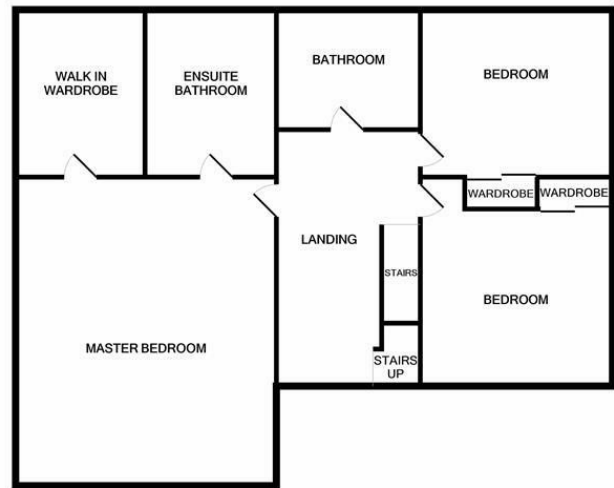




Energy Performance: Current C Potential C
 Council Tax Band: G
 Northumberland County Council: 0345 600 6400
 Darras Hall Primary School: 1 Miles
 Ponteland Primary / High Schools: 0.8 Miles
 Newcastle International Airport: 2.4 Miles
 Newcastle Central Railway Station: 9.6 Miles



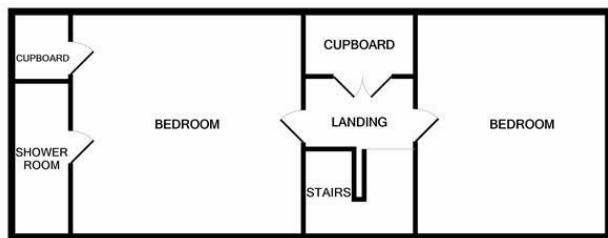
GROUND FLOOR
APPROX. FLOOR
AREA 1543 SQ.FT.
(143.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1155 SQ.FT.
(107.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 3318 SQ.FT. (308.3 SQ.M.)

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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2ND FLOOR
APPROX. FLOOR
AREA 620 SQ.FT.
(57.6 SQ.M.)



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