

## 73 Errington Road, Darras Hall, Ponteland, Newcastle Upon Tyne, NE20 9LA



- Entrance Porch
- Reception Hall
- Living Room
- Study
- Sitting Room
- Conservatory
- Open Plan Kitchen / Dining / Living Room
- Dining Room or **Bedroom Four**
- **Three Bedrooms**
- Three En-suites
- Dressing Room
- Garage
- Energy Efficiency Rating: *TBC*



Guide Price: £599,995

A beautifully presented four bedroom dormer style detached family house, providing deceptively spacious accommodation and occupying an attractive tended plot, superbly situated just a short distance from the schools, shops and amenities.

The deceptively spacious accommodation briefly comprises to the ground floor: reception hall, living room, dining room or bedroom four, open plan kitchen /dining and family living room, sitting room, conservatory, bathroom, utility room, cloaks/WC, study and attached garage. To the first floor is the master bedroom with en-suite and dressing room and two further bedrooms each with en-suite facilities.

**Accommodation:**

The property is entered through a glazed entrance door with glazed side panels into:



**Reception Hall:**

Measuring approx. 23' 2" x 11' 5" (7.06m x 3.48m)  
With built in cloaks cupboard, under stairs storage cupboard, engineered wood flooring, two central heating radiators, corniced ceiling and stairs to first floor accommodation.

From the entrance hall door to:



**Living Room:**

Measuring approx. 20' 0" x 16' 9" (6.1m x 5.11m)  
With two sets of glazed double doors to front and glazed double doors with glazed side panels to side giving access to the decked patio all fitted with plantation shutters, feature stone fire surround with granite hearth and incorporating a log burning stove, central heating radiator, TV aerial point and recessed spotlights to ceiling.



**Dining Room or Bedroom Four:**

Measuring approx. 16' 9" x 13' 8" (5.11m x 4.17m)  
With two windows to front fitted with plantation shutters, feature granite fire surround and hearth incorporating a living flame electric fire, and two central heating radiators, corniced ceiling and TV aerial point.



**Open Plan Kitchen / Dining and Living Room:**

Measuring approx. 31' 10" x 13' 8" (9.7m x 4.17m)  
Two sets of double doors with glazed side panels giving access to the rear decked area and fitted with a range of base, wall and drawer units with granite worktops. Features include a granite topped central island unit with stainless steel sink inset, cupboard storage and breakfast bar, and two electric fan ovens, five ring induction hob with extractor hood over, integrated fridge and freezer, integrated microwave and dishwasher, ceramic floor tiles, two central heating radiators, TV aerial point, recessed spotlights to ceiling and door to:





*Dining and Living Room Area*

Rear Hallway with tiled floor opening into:

**Utility Room:**

With half glazed door to rear decked area and garden, granite worktop with sink and drainer inset, storage cupboard, space and plumbing for automatic washing machine and ceramic floor tiles.

**Cloaks/WC:**

Fitted with a low level WC, vanity wash hand basin with cupboard storage, ladder radiator and ceramic floor tiles.

**Study:**

Measuring approx. 11' 5" x 6' 9" (3.48m x 2.06m) widening to 10' 3" (3.12m) With glazed double doors giving access to the rear patio, TV aerial point and central heating radiator.

**Garage**

Measuring approx. 19' 4" x 15' 8" (5.89m x 4.78m) With electric roller access door, two windows to side, wall mounted gas fired central heating boiler and hot water storage cylinder.

**From the Reception Hall:**

**Sitting Room:**

Measuring approx. 13' 9" x 13' 8" (4.19m x 4.17m) With marble fire surround with freestanding electric fire, central heating radiator, TV aerial point, ceiling coving and glazed patio doors to:

**Conservatory:**

Measuring approx. 13' 1" x 9' 9" (3.99m x 2.97m) UPVC construction with polycarbonate roof, windows to three sides, glazed double doors to the patio and tiled floor.



**Bathroom:**

Measuring approx. 9' 7" x 6' 7" (2.92m x 2.01m) With window to side, tiled floor and walls, bath with tiled surround, low level WC with concealed cistern, vanity wash hand basin with cupboard storage, walk in shower cubicle with mains shower and glazed screen, recessed halogen spotlights to ceiling and ladder radiator.

From the Reception Hall stairs to:

**First Floor Landing:**

With two central heating radiators, two light tunnels and smoke alarm.



**Master Bedroom:**

Measuring approx. 13' 9" x 11' 11" (4.19m x 3.63m) With window to side, fitted plantation shutters, central heating radiator, TV aerial point, recessed spotlights and door to:

**En-Suite Bathroom:**

With two windows to side, tiled floor, bath, double shower cubicle with mains shower, vanity wash hand basin with cupboard storage, low level WC, and towel radiator, vaulted ceiling and recessed spotlights.



### Dressing Room:

Measuring approx. 16' 0" x 7' 4" (4.88m x 2.24m) With two Velux windows, wood effect flooring, central heating radiator, two built in storage cupboards and recessed spotlights to ceiling.



### Bedroom Two:

Measuring approx. 3' 1" x 12' 0" (3.99m x 3.66m) With feature vaulted ceiling, glazed double doors with Juliet balcony and fitted with wood shutters, built in wardrobes, TV aerial point and door to:

### En-Suite Bathroom:

Measuring approx. 7' 7" x 10' 9" (2.31m x 3.28m) to widest points. With Velux window, corner bath with tiled surround, shower cubicle with mains shower, low level WC, vanity wash hand basin with cupboard storage cupboard, ladder radiator, extractor fan and recessed spotlights to ceiling.

### Walk-in Wardrobe:

Measuring approx. 3' 4" x 5' 3" (4.06m x 1.6m) With recessed spotlights to sloping ceiling and central heating radiator

### Bedroom Three

Measuring approx. 10' 3" x 11' 4" (3.12m x 3.45m) With window to rear with plantation shutters, central heating radiator, TV aerial point and door into:

### En-Suite Shower Room:

With tiled walls and floor, window to rear, shower cubicle with mains shower, low level WC, vanity wash hand basin with cupboard storage and towel radiator.

### Externally:

The property is approached via electric gates to driveway which in turn leads to the garage and provides additional parking.

The front lawn area continues around to the side and rear and features, patio, decked area, planted beds and mature hedging to boundaries. The rear garden has a decorative patio, lawn area and raised deck with mature hedging to boundaries.



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