

**Dobsons**

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DARRAS HALL  
ESTATE AGENTS



**11 Birney Edge  
Darras Hall,  
Ponteland  
NE20 9JJ**

Energy Efficiency Rating: C

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Darras Hall  
Northumberland  
NE20 9JJ**

An extremely well presented five bedroom detached family home set in circa 0.3 acres with stunning open views of the countryside. The property has many high quality fixtures and fittings including under floor heating to the ground floor, oak internal doors and feature oak gullwing staircase and integrated sound system. The accommodation briefly comprises to the ground floor; grand reception hall, cloaks/WC, study, formal living room, family sitting room, dining room, breakfasting kitchen and utility room. To the first floor are five bedrooms, three of which have en suite facilities and one with Jack and Jill access to the family bathroom.

**Price Guide: £995,000**

**Accommodation::**

The property is entered through double entrance doors into:

**Reception Hall:**

Measuring approx. 22' 2" x 14' 7" (6.75m x 4.44m) increasing to 22'

With solid oak gullwing staircase, tiled flooring, two windows to the front of the property, recessed halogen spotlights and under stair storage cupboard.

**Doors into:**

**Study:**

Measuring approx. 6' 11" x 6' 8" (2.11m x 2.03m)

With window to front, continuation of floor tiles and a recessed ceiling speaker.

**Cloaks/WC:**

With continuation of the floor tiling and fitted with a low level WC, wall mounted wash hand basin and extractor fan.

**Formal Living Room:**

Measuring approx. 17' 10" x 21' 2" (5.43m x 6.45m) to widest points.

Entered through part glazed double doors, with two windows to front and two windows to the side, with limestone fire surround and granite hearth incorporating a solid fuel stove, decorative ceiling cornicing and TV aerial point.

**Inner Hall:**

With cupboard storage and half glazed double doors into:

**Family Sitting Room:**

Measuring approx. 17' 6" x 20' 7" (5.33m x 6.27m)

With glazed double doors and glazed side panels giving access to the rear patio, large walk in storage cupboard, TV aerial point and telephone point.

From the entrance hall, half glazed double doors into:

**Dining Room:**

Measuring approx. 16' 3" x 9' 5" (4.95m x 2.87m)

With glazed double doors and glazed side panels giving access to the central rear decked area and opening into:

**Breakfasting Kitchen:**

Measuring approx. 17' 6" x 15' 7" (5.33m x 4.75m) increasing to 20'5

With two windows to rear and glazed double doors to outside decking area. The kitchen is fitted with a range of walnut coloured base, wall and drawer units with a 1½ bowl sink inset into contrasting black granite work surfaces with granite up stand. Features include a central island unit incorporating breakfast bar with seating for four, a range of built in appliances including a four ring halogen hob with extractor over, electric oven, microwave, American style fridge/freezer, wine cooler, two refrigerator drawer units, wine rack, integrated dishwasher, tiled flooring, recessed LED spotlights to ceiling and television aerial point.

**Door into:**

**Utility Room:**

Measuring approx. 8' 9" x 8' 7" (2.66m x 2.61m)

With half glazed door giving access to the side of the property, continuation of the floor tiles and fitted with a range of base and wall units with sink inset into granite work surfaces, space and plumbing for automatic washing machine and LED spotlights to ceiling. From the utility room, door to:

**Integral Garage:**

Measuring approx. 17' 10" x 17' 11" (5.43m x 5.46m)

With electric entrance door, two windows to side, and a range of fitted base and drawer units with sink and drainer unit inset into laminate work tops, space and plumbing for automatic washing machine and space for tumble dryer, light and power.

**Double doors into:**

**Boiler Room**

Housing the wall mounted gas fired central heating boiler and hot water storage cylinder.

From entrance hall, stairs to:

**First Floor Galleried Landing:**

With window to front, three central heating radiators, feature vaulted ceiling with four Velux windows, central chandelier, recessed spotlighting to ceiling and two loft access hatches.

**Bedroom One:**

Measuring approx. 21' 3" x 13' 9" (6.47m x 4.19m)

With two windows to front, two central heating radiators, television aerial point and door into:

**En Suite Bathroom:**

Measuring approx. 13' 2" x 7' 11" (4.01m x 2.41m)

With window to side and fitted with a double ended bath with central waterfall style tap, tiled surround with LED under lighting, low level WC and wall mounted twin wash hand basins set into vanity unit with drawer storage and LED feature lighting, illuminated wall mirror, walk-in wet room style shower with glazed shower screen and large shower head, integrated wall mounted television, ceiling speaker, tiled floor with under floor heating, tiled walls, feature wall mounted contemporary radiator incorporating mirror, extractor fan and recessed spotlighting to ceiling.

**Bedroom Two:**

Measuring approx. 17' 5" x 12' 11" (5.30m x 3.93m)

With glazed double doors and glazed side panels overlooking the rear garden and countryside with external wrought iron hand rail, central heating radiator, wall mounted television aerial point, walk in wardrobe with shelves and hanging rails and door into:

**En Suite Shower Room:**

With window to side and fitted with a low level WC, pedestal wash hand basin and shower cubicle

with mains shower, LED spotlighting and recessed spotlights to ceiling, tiled floor, tiled walls and towel radiator.

**Bedroom Three:**

Measuring approx. 17' 6" x 13' 0" (5.33m x 3.96m)

With glazed double doors and glazed side panels overlooking the rear garden and countryside with external wrought iron hand rail, central heating radiator, wall mounted television aerial point and walk in wardrobe with shelves and hanging rails.

**En Suite Shower Room:**

With window to side and fitted with a low level WC, pedestal wash hand basin and shower cubicle with mains shower, LED spotlighting and recessed spotlights to ceiling, tiled floor, tiled walls and towel radiator.

**Bedroom Four:**

Measuring approx. 16' 9" x 13' 0" (5.10m x 3.96m)

With two windows to front, two central heating radiators, wall mounted television point and Jack and Jill access door into:

**Family Bathroom:**

Fitted with a double ended bath inset into tiled surround with feature LED lighting, low level WC, wall mounted wash hand basin with LED lighting, wall mounted contemporary style radiator incorporating mirror, walk in wet room style shower, tiled floor, tiled walls, recessed LED spotlighting to ceiling and door giving access to the landing.

**Bedroom Five:**

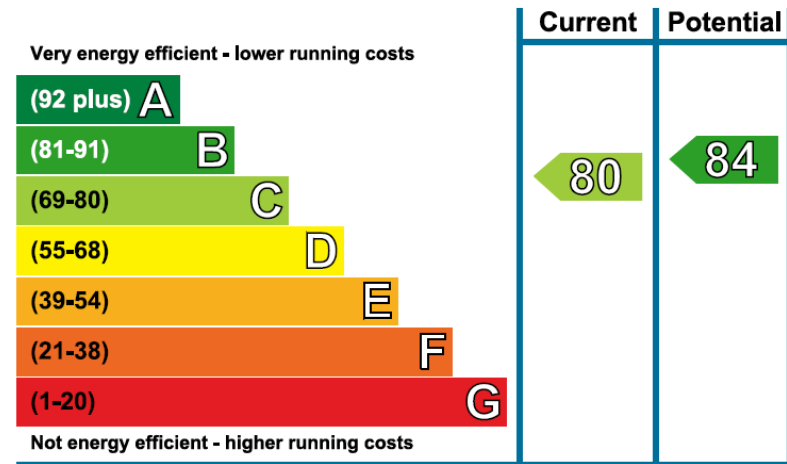
Measuring approx. 9' 4" x 16' 2" (2.84m x 4.92m)

With solid wood flooring, window to rear, spotlighting to ceiling and central heating radiator.

**Externally:**

The property is entered through wrought iron gates with brick pillars to a block paved driveway giving access to the garage and providing parking for several cars, with courtesy lighting and feature entrance portico to the front door. The front garden is mainly laid to lawn with hedging to boundaries, open access to one side of the property and gated access to the other side of the property leads to the rear patio area and rear central decked area, which has inset LED spotlighting. The rear garden is mainly laid to lawn and has timber fencing to boundaries and stunning open views to the south over the local countryside.

## Energy Efficiency Rating



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