



- 5 Bedroomed Detached House
- 23' 'L' Shaped Lounge/Dining Room
- 2 Baths & 2 En Suites
- Electric Gates; Lovely Gardens

- Superb, Spacious Family Accommodation
- Sitting Room
- Arranged over 3 Floors

- 25' Heated Indoor Swimming Pool
- Fabulous 30' Kitchen/Family Room
- Detached Double & Integral Garages

An extended 5 bedroomed detached house with indoor heated swimming pool in an excellent residential area. Thought to date back to 1929, the property has been extensively remodelled to provide a stunning and beautifully proportioned and spacious family house. The Entrance Hall leads to the elegant Reception Hall, with stone flagged floor and Delft rack. The 23' 'L' shaped Lounge/Dining Room has a lovely open fireplace, there is a separate 19' Sitting Room, also with stone flagged floor and a stunning 30' multi-functional Kitchen/Family Room, the kitchen area being fitted with a good range of units and island with quartz work surfaces with breakfast bar, split level twin ovens, microwave, 5 ring ceramic hob with extractor over, wine cooler and integral dishwasher, fridge and freezer with matching doors. There is an Inner Hall and Shower/WC. The Pool Complex is a recent addition with 27' Pool Room with vaulted ceiling, picture windows and French doors and a superb 25' heated swimming pool. Stairs lead from the hall to the First Floor Landing. The 25' Master Bedroom has a Dressing Room and En Suite Shower/WC with his and hers wash basins and shower enclosure with rainhead and hand held showers. Bedroom 2 has a range of fitted wardrobes and En Suite Shower/WC with double shower. Bedroom 3 has fitted wardrobes and 2 large bays and Bedroom 4 has a feature stained & leaded circular window. The family Bathroom/WC has a bath with shower mixer. The Second Floor Landing leads to Bedroom 5, with its own 37' Sitting Room, with 'T Fall' ceiling, ideal for a teenager and there is also a Bathroom/WC. There is an integral 30' Garage and a Detached Double Garage with electric door and useful upper level with Velux roof lights.

Approached by electrically operated gates, there is extensive parking to the front, with external lighting to the driveways to the garages. There is a lawned side garden and large family garden to the rear, with lawns, pati, decking, plants and shrubs.

Entrance Hall

Reception Hall 16'4 x 13'4 (4.98m x 4.06m)

Lounge/Dining Room 23'4 x 23' (max) (7.11m x 7.01m (max))

Sitting Room 19'8 x 12' (5.99m x 3.66m)

Kitchen/Family Room 25' x 30'5 (into bay) (7.62m x 9.27m (into bay))

Utility Room 10'2 x 8' (3.10m x 2.44m)

Inner Hall

Shower/WC 11'2 x 7'2 (3.40m x 2.18m)

Pool Foyer 10'9 x 10'8 (3.28m x 3.25m)

Swimming Pool Room 27'2 x 21'4 (8.28m x 6.50m)

First Floor Landing

Bedroom 1 25' x 18'8 (7.62m x 5.69m)

Dressing Room 9'4 x 7'3 (2.84m x 2.21m)

En Suite Shower/WC 9'4 x 6'2 (2.84m x 1.88m)

Bedroom 2 19'3 x 11'4 (5.87m x 3.45m)

En Suite Shower/WC 9'4 x 7'3 (2.84m x 2.21m)

Bedroom 3 21'7 x 23'9 (into bays) (6.58m x 7.24m (into bays))

Bedroom 4 11'2 x 8'6 (3.40m x 2.59m)

Bathroom/WC 5'6 x 10'10 (into recess) (1.68m x 3.30m (into recess))

Second Floor Landing

Bedroom 5 12'1 x 20' (max) (3.68m x 6.10m (max))

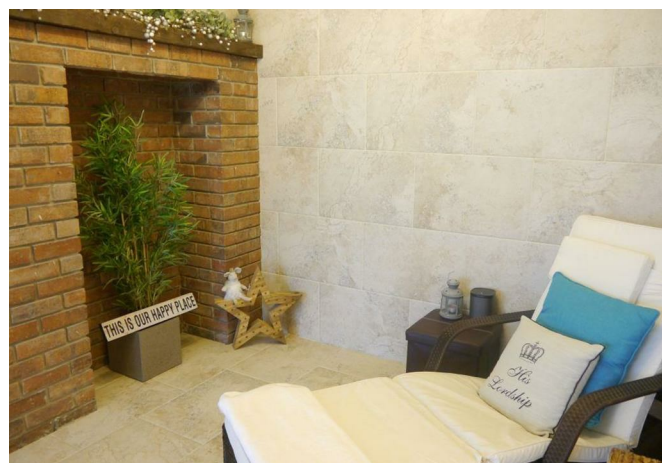
Sitting Room 37'6 x 8'3 (11.43m x 2.51m)

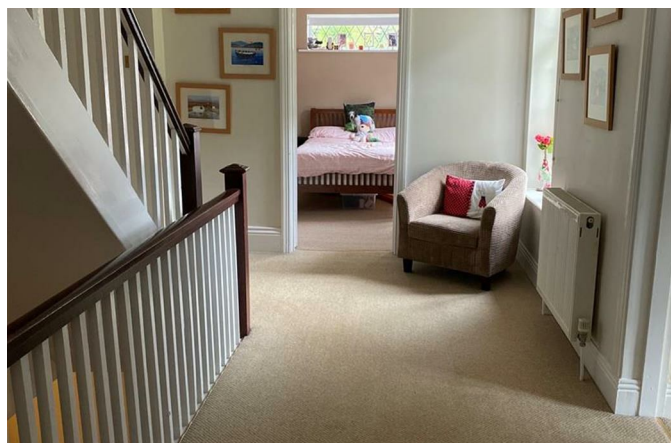
Bathroom/WC 13'4 x 6' (4.06m x 1.83m)

Garage 30'2 x 10'3 (9.19m x 3.12m)

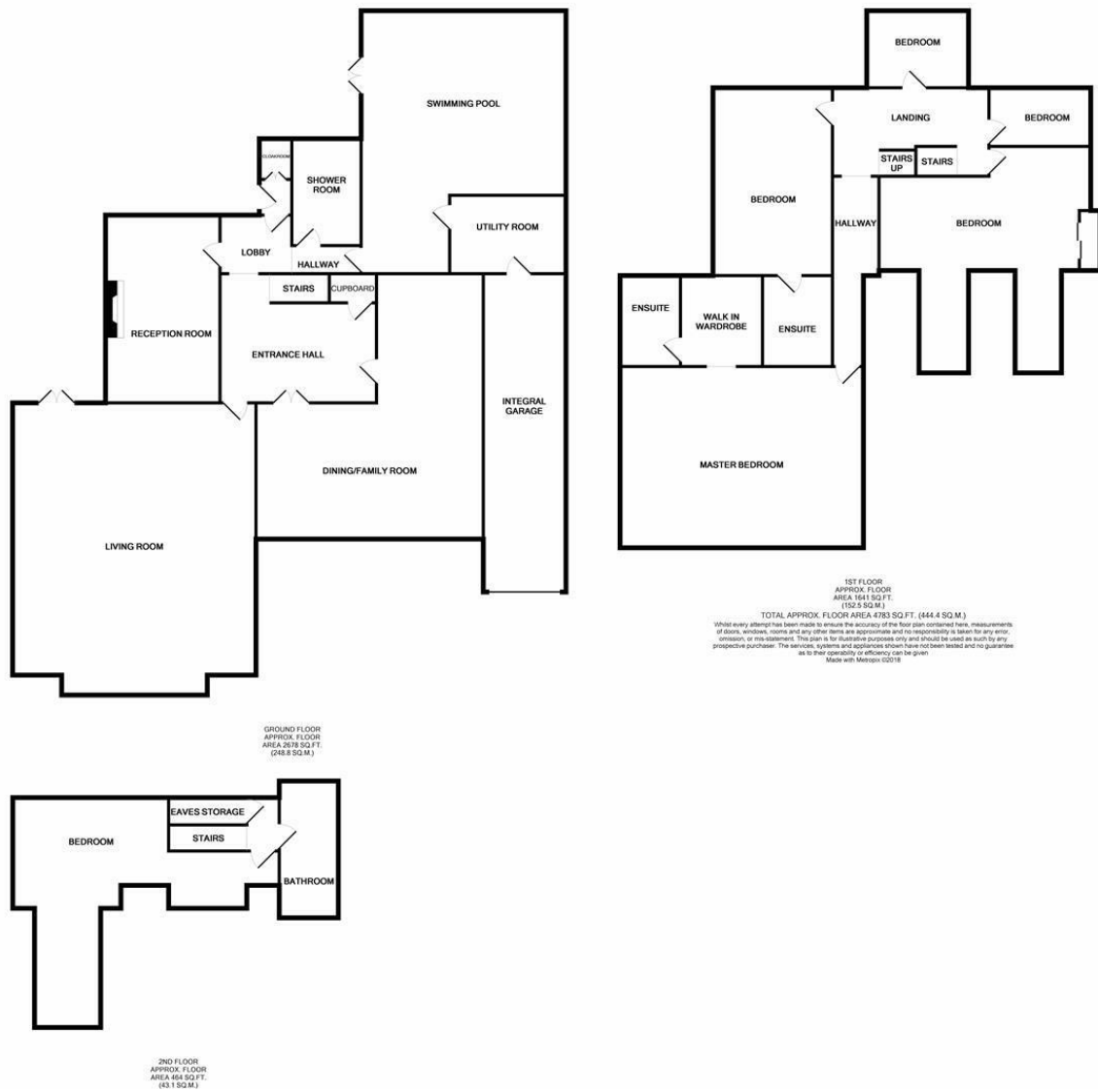
Double Garage 22'3 x 22'2 (6.78m x 6.76m)

Garage Upper Level 22' x 10'8 (max) (6.71m x 3.25m (max))





Energy Performance: Current D Potential D
 Council Tax Band: G
 Northumberland County Council 0345 6006400
 Darras Hall Primary School: 1 Miles
 Ponteland High/Middle Schools: 1.05 Miles
 Newcastle International Airport: 2.35 Miles
 Newcastle Central Railway Station: 9.65 Miles



These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.