

- 5 Bed Detached House
- 28' Reception Hall
- 21' Utility/2nd Kitchen
- Gated Entrance, CCTV & Grounds

- Stunning Contemporary Family Accommodation
- 21' Lounge with Stunning Fire
- 5 Bath or Shower Rooms

- Presented & Appointed to an Exceptional Standard
- Beautiful 32' Kitchen/Family Room
- Double Garage with Electric Door



A magnificent 5 bedroomed detached family house, constructed and completed to a particularly high standard. Approached via electrically operated gates, an with an array of features including gas fired central heating, full double glazing, Amtico flooring to the ground floor, concealed coving and headboard lighting and good Quality bespoke bedroom fitted furniture, rainhead and hand held showers, Sonos sound system and CCTV. The 28' Reception Hall with fabulous Walnut and Glass staircase and well appointed Shower/WC, leads to the 21' Lounge with stunning gas fired stove and French doors to the garden courtyard. The fabulous 32' multifunctional Kitchen/Family Room is fitted with a comprehensive range of bespoke units with leather finish granite work surfaces to the central island with inset 5 ring gas hob and ceiling extractor over, wine cooler, twin ovens, Quooker boiling water tap, wood burning stove, fitted TV unit and 2 sets of bi-fold doors to the rear garden. The 21' Utility/2nd Kitchen is fitted with a range of units with granite surfaces with oven, boot room and door to the side. There is also a Study to the front. The First Floor Galleried Landing leads to the bedrooms, with Bedroom 1 having a Juliette Balcony with lovely aspect to the rear, Dressing Room and En Suite Shower/WC with his and hers wash basins and double shower enclosure. Bedroom 2 has a walk in wardrobe and En Suite Shower/WC with double shower cubicle. Bedroom 3 is to the front and has an En Suite Shower/WC. Bedroom 4, with Juliette Balcony and lovely views and Bedroom 5, share a Jack 'n' Jill Bathroom/WC with double ended bath and shower cubicle. There is a Double Garage with electric up and over door.

With extensive parking and lawn to the front, there is a lovely landscaped family garden to the rear, with patio areas, lawn, displays of plants and shrubs and a shed.

Ideal for schools and other amenities, Willow Place is ideally located for access to the Airport and the city.

**Reception Hall 28'2 x 11'3 (8.59m x 3.43m)**

**Study 13'8 x 9'2 (4.17m x 2.79m)**

**Shower/WC 8'10 x 5'6 (2.69m x 1.68m)**

**Lounge 21'3 x 11'6 (6.48m x 3.51m)**

**Kitchen/Family Room 32'5 x 17'4 (9.88m x 5.28m)**

**Utility/2nd Kitchen 21'3 x 10'6 (6.48m x 3.20m)**

**First Floor Galleried Landing**

**Bedroom 1 16'8 x 16' (5.08m x 4.88m)**

**Dressing Room 10' x 8'9 (3.05m x 2.67m)**

**En Suite Shower/WC 11'3 x 5'9 (3.43m x 1.75m)**

**Bedroom 2 13'8 x 24'4 (max) (4.17m x 7.42m (max))**

**Walk in Wardrobe 7'3 x 6'4 (2.21m x 1.93m)**

**En Suite Shower/WC 7'10 x 5'2 (2.39m x 1.57m)**

**Bedroom 3 15'8 x 11'2 (4.78m x 3.40m)**

**En Suite Shower/WC 7' x 7'7 (2.13m x 2.31m)**

**Bedroom 4 16'8 x 16'2 (5.08m x 4.93m)**

**Jack 'n' Jill Bathroom/WC 11'10 x 7'6 (3.61m x 2.29m)**

**Bedroom 5 13'6 x 11'8 (4.11m x 3.56m)**

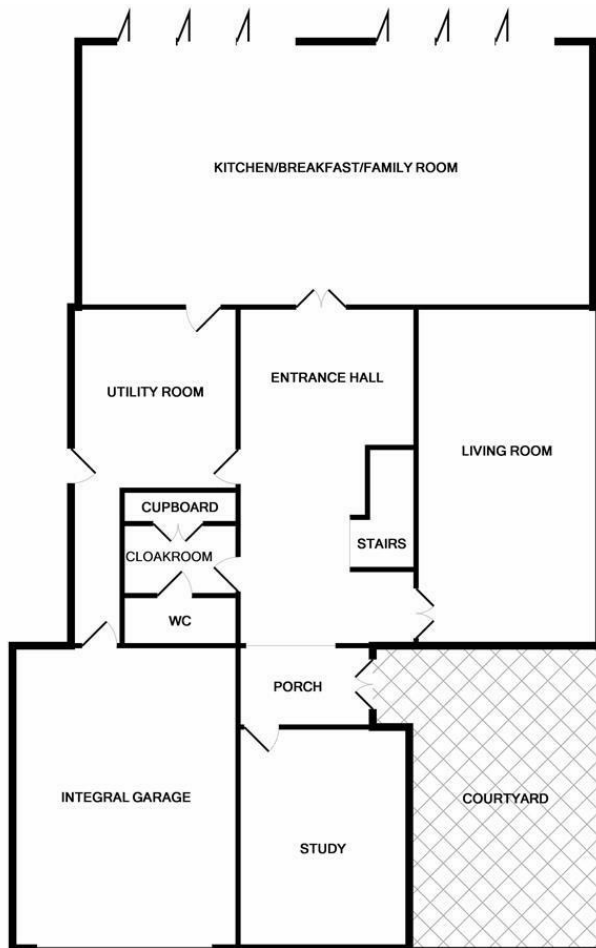
**Double Garage 19'10 x 15'6 (6.05m x 4.72m)**



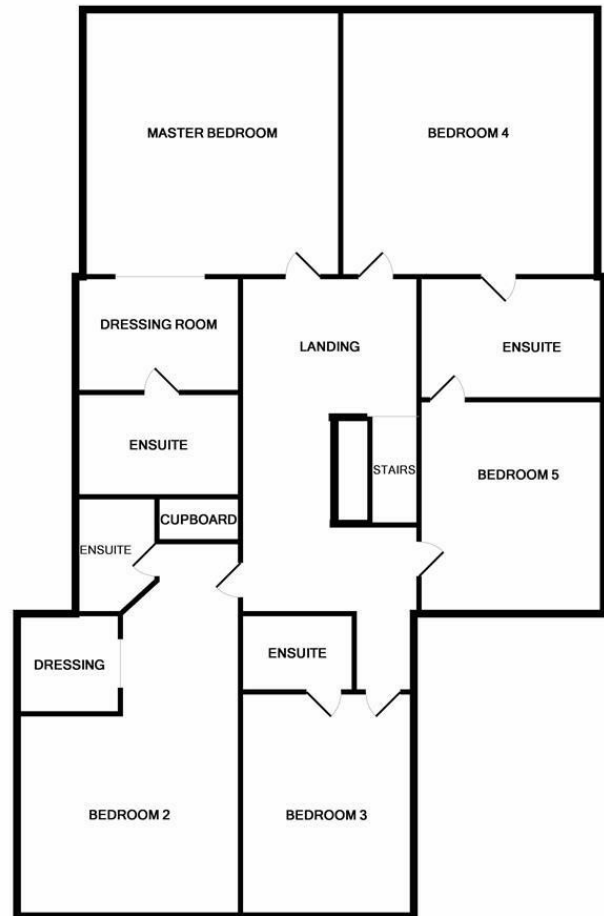


Energy Performance: Current C Potential C  
 Northumberland County Council: 0345 6006400  
 Council Tax Band: F  
 Darras Hall Primary School: 1 Mile  
 Ponteland Middle/High School: 0.4 Miles  
 Newcastle International Airport: 1.85 Miles  
 Newcastle Central Station: 9 Miles





GROUND FLOOR  
APPROX. FLOOR  
AREA 1710 SQ.FT.  
(158.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1722 SQ.FT.  
(159.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 3432 SQ.FT. (318.8 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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