



- 3 Bed Detached Bungalow
- Snug with French Door
- Bathroom/WC with Shower
- Sought After Location

- Lovely Site of circa 0.5 Acre+
- Fitted Pine Breakfasting Kitchen
- Twin Garages with Electric Doors

- 23' Lounge with Picture Window & French Door
- Cloaks/WC
- Beautiful Family Gardens

This well maintained 3 bedroomed detached bungalow occupies a fabulous and private garden plot extending to circa 0.5 acre+ and is pleasantly and conveniently situated within this highly desirable location. Set back from the road and with gas fired central heating and sealed unit double glazing to most windows, the Reception Hall, with a range of fitted cloaks cupboards, and Cloakroom/WC, with low level wc and wash basin, leads to the 23' split level Lounge, with inset fireplace to a feature brick wall, charming recessed library and picture windows and French doors to the garden, and is open to the Snug, also with French doors opening to the garden. The Breakfasting Kitchen is fitted with a comprehensive range of pine fronted wall, base & display units, ceramic sink unit, central island with inset circular sink unit to solid wood work surfaces, integral fridge and dishwasher with matching doors, dual fuel range style cooker and shelved pantry, beamed ceiling and French door to the garden. Bedroom 1 is approached through a Dressing Room, with range of built in wardrobes, drawer units with circular glass wash basin over and archway to the bedroom itself, to the rear. Bedrooms 2 & 3 both have built in wardrobes and are to the side. The Bathroom/WC is fitted with a wc, wash basin and panelled bath with electric shower over. There are Twin Garages, both with electric up and over doors, one with a utility area with sink unit and plumbing for a washer and door to the rear.

Externally, this property is well sited on this fabulous plot, with a long private driveway to the garage and parking area.. The lovely Side and Rear Gardens are South and West facing, with patio area, generous lawn, large hardwood greenhouse, mature trees and a superb collection and plants and shrubs.

Whinfell Road is situated off Middle Drive, within the sought after Darras Hall estate, well placed for schools for all ages and the comprehensive facilities of the adjoining village of Ponteland.

#### Reception Hall

Cloakroom/WC 7'0 x 2'6 (2.13m x 0.76m)

Lounge 23'8 x 11'8 (+recess) (7.21m x 3.56m (+recess))

Breakfasting Kitchen 18'8 x 16'8 (max) (5.69m x 5.08m (max))

Snug 16'10 x 9'10 (5.13m x 3.00m)

Bedroom 1 14'8 x 10'8 (4.47m x 3.25m)

Dressing Room 8'3 x 5'6 (2.51m x 1.68m)

Bedroom 2 11'2 x 8'8 (3.40m x 2.64m)

Bedroom 3 11'0 x 8'8 (3.35m x 2.64m)

Bathroom/WC 7'9 x 6'7 (2.36m x 2.01m)

Garage 1 17'4 x 11'4 (5.28m x 3.45m)

Garage 2 19' x 12'6 (5.79m x 3.81m)

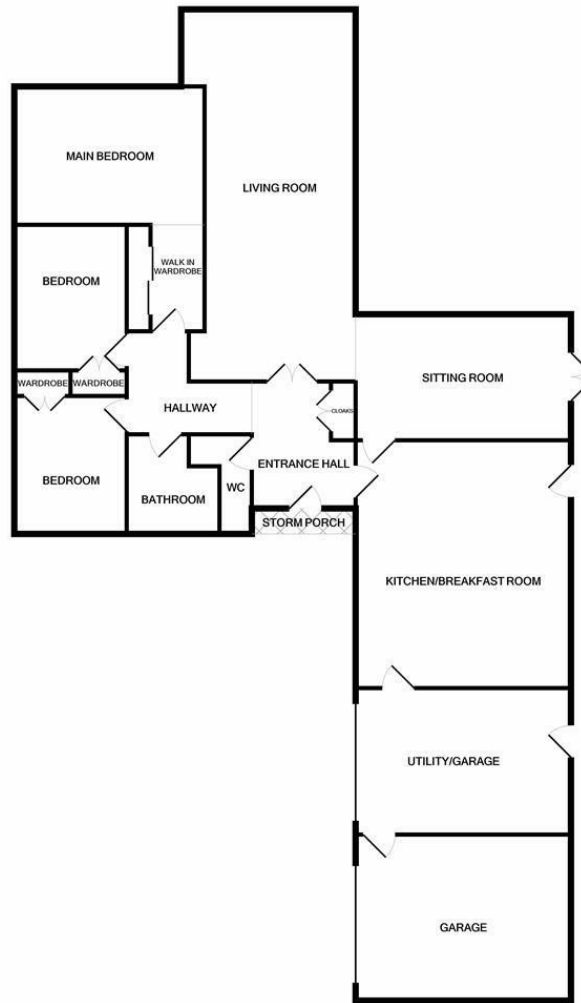




Energy Performance: Current D Potential C

Council Tax Band:





TOTAL APPROX. FLOOR AREA 1849 SQ.FT. (171.8 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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