



Passionate people. Passionate places.

www.sandersonyoung.co.uk



11 Whinfell Road
Darras Hall, Ponteland



SANDERSON YOUNG
estate agents &
property consultants

Price Guide: £460,000



11 Whinfell Road, Darras Hall, Ponteland, Newcastle upon Tyne NE20 9EW

SITUATION AND DESCRIPTION

It is with pleasure that we offer for sale this extended, five bedroom, detached property ideally located on the ever popular Darras Hall estate. The family home is situated on one of the original roads of Whinfell and within walking distance of both the Broadway shopping centre and Ponteland Middle School and High school campus.

The property benefits from double glazing and gas central heating, as well as a block paved driveway leading to a double garage.

The accommodation briefly comprises: entrance hall, cloakroom/wc, 26ft lounge, study/dining room, breakfasting kitchen, garden room, utility room, 5 Bedrooms, family bathroom, double garage, gardens to front and rear.

The property comprises:

RECEPTION HALLWAY

With UPVC double glazed window and a Velux double glazed roof light to the front elevation, walnut flooring which continues through to the breakfasting kitchen and garden room beyond. There is a double panelled radiator and a door leading to the cloakroom/wc.

CLOAKROOM/WC

The cloakroom/wc has a low level wc with concealed cistern, wash hand basin and extractor fan. There is a UPVC double glazed window to front.

LOUNGE

12'11 x 26'5 (3.94m x 8.05m)

An attractive reception room with a feature living flame gas fire with tiled hearth, halogen spotlights and coving to ceiling, large central heating radiator and UPVC French doors leading to the rear patio and garden. There are hardwood sliding doors opening to the breakfasting kitchen.



DINING ROOM/STUDY (front)

10'5 x 17'4 (3.18m x 5.28m)

Currently used as a study, this versatile room has a central heating radiator, halogen spotlights and a UPVC double glazed window overlooking the front garden.

KITCHEN/BREAKFAST ROOM

19'2 x 11'11 (5.84m x 3.63m)

This refitted kitchen has wall, base and drawer units with granite worktops incorporating a one and a half stainless steel sink unit incorporating a Baumatic gas hob with a barbecue griddle and extractor hood over. There is an integrated dishwasher and microwave, split level double ovens and a steam oven. The kitchen has space for an American style fridge/freezer, tiled flooring, halogen spotlights, two double central heating radiators and a double glazed window overlooking the garden room.



Gosforth Office
95 High Street
Gosforth
Newcastle upon Tyne

t: 0191 2130033
f: 0191 2233538

Regional Lettings
95 High Street
Gosforth
Newcastle upon Tyne

t: 0191 2550808
f: 0191 2233538



Ponteland Office
Coates Institute
Main Street
Ponteland

t: 01661 823951
f: 01661 823111





SANDERSON YOUNG
estate agents &
property consultants

GARDEN ROOM

17'9 x 12'1 (5.41m x 3.68m)

With walnut flooring, wall lights, double panelled radiator and double glazed UPVC double doors leading to the rear garden.



UTILITY

12'3 x 7'6 (3.73m x 2.29m)

The utility room has a range of wall and base units with stainless steel sink unit with single drainer and tiled splashbacks. There is plumbing for an automatic washing machine, central heating radiator and a stable style door leading to the side elevation.

Returning to the reception hallway, a spindle staircase leads to the first floor landing.

FIRST FLOOR LANDING

With access to the loft space and doors leading to the bedroom and bathroom accommodation.

BEDROOM ONE

12'11 x 11'4 (3.94m x 3.45m)

This master bedroom has a double glazed UPVC picture window overlooking the front garden, fitted wardrobes, central heating radiator and laminated flooring.

BEDROOM TWO

12'11 x 11'6 (3.94m x 3.51m)

A double bedroom with two large storage cupboards, central heating radiator and a UPVC double glazed window overlooking the rear garden.

BEDROOM THREE

11' x 13' (3.35m x 3.96m)

This third bedroom has halogen spotlighting, double panelled central heating radiator and a UPVC double glazed window overlooking the front elevation.

BEDROOM FOUR

10'8 x 11'10 (3.25m x 3.61m) maximum

With UPVC double glazed window overlooking the rear elevation and a central heating radiator.

BEDROOM FIVE

8'1 x 6'11 (2.46m x 2.11m)

Currently used as study by the present owners, this bedroom has a UPVC double glazed window overlooking the front elevation and a central heating radiator.

FAMILY BATHROOM

Fitted with a white contemporary four piece, bathroom suite comprising low level wc, wash hand basin set in vanity unit with mirror and lighting over, panelled bath, corner shower cubicle with mains shower, tiled walls and floor, heated chrome towel rail, radiator and inset ceiling spotlights. There is a double glazed window to the rear elevation.

DOUBLE GARAGE

This attached double garage has an up and over door.

EXTERNALLY

To the front of the property there is an extensive, block paved driveway leading to the double garage, with off street parking for many cars. There is also a lawned area with a range of plants, trees and shrubs.

To the rear there is a good sized family garden with lawns, mature plants and shrubs and an attractive decking area



Alnwick Office
31-33 Bondgate Within
Alnwick
Northumberland

t: 01665 600170
f: 01665 606984



Regional Office
The Old Bank
30 High Street
Gosforth
Newcastle upon Tyne

t: 0191 2233500
f: 0191 2233505



Mayfair Office
Cashel House
15 Thayer Street
London
W1U 3JT

t: 0870 112 7099
f: 020 7467 5339





SANDERSON YOUNG
estate agents &
property consultants



1. These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property please ask for further information.
2. We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.
3. It should not be assumed that any contents/furnishings/furniture etc, photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and NOT precise. Purchasers must rely on their own enquiries.
5. It should NOT be assumed that the property has all necessary planning, building regulations or other consents. Where any reference is made to planning permission or potential uses such information is given in good faith.
6. The information in these particulars is given without responsibility on the part of the Agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.



All enquiries please contact:

Ponteland Office

Coates Institute | Main Street | Ponteland | NE20 9NH

t: 01661 823951

f: 01661 823111

S082 Printed by Ravensworth 01670 713330