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**211 Middle Drive**  
Darras Hall, Ponteland



**SANDERSON YOUNG**  
estate agents &  
property consultants

Price Guide: £649,950

north east  
england



# 211 Middle Drive, Darras Hall, Ponteland Newcastle upon Tyne NE20 9LU

## SITUATION AND DESCRIPTION

An impressive, contemporary detached family home with a beautiful south facing rear garden, large private driveway and large integral garage. The five bedroom detached house, is well positioned on this sought after road, with easy access to the local schools, shops and amenities within the Darras Hall estate.

This property has been substantially extended and redesigned by the current owners, to create a stylish family home with a superb open plan living area at the rear opening to the garden, quality fixture and fittings to the bathrooms and en-suites.

The accommodation briefly comprises: vestibule, 22ft reception hallway, living room, dining room, superb open plan kitchen, living and dining area, kitchen with integrated appliances, utility room, master bedroom, en-suite dressing room and bathroom/wc, guest bedroom with en-suite shower room/wc, three further double bedroom, and a family bathroom/wc.

Externally, the property is approached via double gates to a large driveway, which in turn leads to a 37ft long garage. The house has a lovely south facing rear garden and decked terrace.

The property comprises:

## ENTRANCE VESTIBULE

5' x 8'7 (1.52m x 2.62m)

With oak flooring, windows to both front and side and double part glazed doors leading into the reception hallway.

## RECEPTION HALLWAY

22'1 x 6'8 (6.73m x 2.03m)

A superb reception hallway, with a continuation of the oak flooring, a staircase leading to the first floor accommodation, radiator, storage cupboard, ceiling coving and doors leading to the principal reception rooms and cloakroom/wc.

## CLOAKROOM/WC

With a low level wc, wall mounted wash hand basin with tiled splash backs, oak flooring, a radiator and ceiling coving.

## LIVING ROOM

16'5 x 14'7 (5m x 4.44m)

A superb living room, positioned to the front of the property, with a continuation of the oak flooring, a feature white limestone fire surround with granite hearth and cast iron insert. The living room has two radiators, ceiling coving and a TV aerial point.

## DINING ROOM

14'9 x 10'9 (4.50m x 3.28m)

An excellent versatile second reception room, with a window to the front elevation overlooking the driveway, a radiator and ceiling coving.

## KITCHEN

21'3 x 10'9 (6.48m x 3.28m)

An impressive open plan kitchen/breakfast room, which in turn opens to an additional living area. The kitchen is fitted with a range of oak hand painted wall and base cabinets with solid wood work surfaces, and attractive tumbled marble tiling to the splash backs. The design of the kitchen includes a large, central island with an inset stainless steel sink with storage under, integrated dishwasher and two integrated fridges.

Within the kitchen there is a SMEG double oven with a four ring gas hob with an extractor hood over, and inset spotlights to the ceiling.

Double doors lead out from the kitchen to the south facing decked terrace and gardens and a door leads to the utility room. The kitchen opens to the open plan dining/living area.

## OPEN PLAN DINING/LIVING AREA

22'3 x 11'8 (6.78m x 3.56m)

The family living area opens from the kitchen and has a continuation of the oak flooring. The living area has floor to ceiling windows overlooking the rear garden and double doors give access to the decked terrace. The living area has a radiator and a TV and telephone point.

## UTILITY ROOM

6'6 x 7'2 (1.98m x 2.18m)

The utility room, positioned off the kitchen, has a continuation of the oak flooring and fitted with shaker style wall and base cabinets with a stainless steel sink set into the work surfaces. The utility room has tongue and groove panelling to the splash backs and space and plumbing for an automatic washing machine.

A door leads from the utility room to the garage.

## FIRST FLOOR LANDING

A staircase leads to the first floor landing, with ceiling coving and a loft access hatch.



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### MASTER BEDROOM

14'9 x 14'7 (4.50m x 4.44m)

A lovely master bedroom, with a window overlooking the front driveway and garden, a radiator, TV point and doors leading through to the dressing room and en-suite.

### DRESSING ROOM

11'2 x 5'9 (3.40m x 1.75m)

A well appointed dressing room with a window to the rear, a radiator and fitted with a range of open wardrobes incorporating hanging, shelving and shoe racks.

### EN-SUITE SHOWER ROOM

11'3 x 8'6 (3.43m x 2.59m)

A stylish master en-suite with porcelain tiling to both the walls and floor. The en-suite has a bath with a tiled surround and two wall mounted wash hand basins and a concealed wc. The en-suite has a double walk-in shower with 'Hans Grohe' fittings, inset spotlights to the ceiling and a radiator.

### BEDROOM TWO

10'7 x 17'6 (3.23m x 5.33m) max

An excellent guest bedroom, with a dormer window overlooking the front driveway and gardens, a radiator and a door leading to the en-suite shower room.

### EN-SUITE SHOWER ROOM

6'8 x 7' (2.03m x 2.13m)

With a porcelain tiled floor and part tiled walls, and fitted with a corner shower cubicle with a main shower over. The en-suite has a wash hand pedestal basin, a low level wc, window to the side and a radiator.

### BEDROOM THREE

15'2 x 17'9 (4.62m x 5.41m) plus 8'3 x 2'9 (2.51m x 0.84m)

A superb and spacious double bedroom, with a dormer window overlooking the rear garden, oak flooring and a radiator.

### BEDROOM FOUR

11'4 x 11'5 (3.45m x 3.48m)

This double bedroom has a window overlooking the rear garden and a radiator.

### BEDROOM FIVE

10' x 11'2 (3.05m x 3.40m)

The guest bedroom has a window overlooking the rear garden, a radiator and ceiling coving.

### FAMILY BATHROOM

9'4 x 7'5 (2.84m x 2.26m)

An excellent family bathroom with a window to the rear elevation, and part tiled walls and tiled floor. The bath has a tiled surround and a walk-in shower, with a glazed door with mains shower over. The bathroom has a low level wc with a concealed cistern, wall mounted vanity wash hand basin with storage under and an illuminated mirror to the wall. There is a radiator and inset spots to the ceiling.

### EXTERNALLY

The property is approached via attractive solid wood entrance gates to a large gravelled driveway which in turn leads to the integral garage.

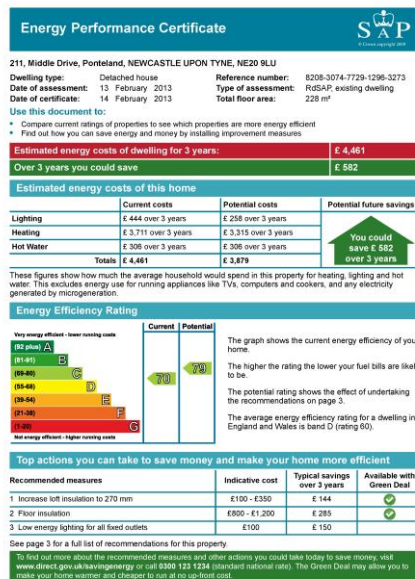
### GARAGE

37'4 x 10'8 (11.38m x 3.25m)

With solid timber double doors, a window to the rear, two wall mounted gas fired combination gas fired boilers, power and lighting. A door leads from the garage to the utility room.

The front garden is mainly laid to lawn with mature hedging to the boundaries and planted borders.

There are gates to either side of the property giving access to the wall maintained, south facing rear garden which is mainly laid to lawn with a large, timber decked area leading from the kitchen and family room. To the boundaries there are mature hedges and planted borders.



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