



2 Woodend, Darras Hall, Ponteland Newcastle upon Tyne NE20 9ES

SITUATION AND DESCRIPTION

Situated on this beautiful west facing garden site, is this imposing, five bedroom detached house. The property has been lovingly constructed by the current owners to provide exceptional accommodation set over two floors, with four en-suites, fantastic reception space and luxury interior styling. Thoughtful features include underfloor heating to the ground floor and en-suite accommodation, oak doors, feature glass panelled staircase with fabulous vaulted landing, internal vacuum system, instant hot water and CAT 5 cabling throughout.

Externally, the property is accessed via electrically operated gates, with block paved driveway providing ample parking. There is access to the integral double garage and to the rear is a fantastic west facing garden with lawned gardens and patio areas.

The property comprises: entrance hallway, cloakroom, WC, living room, dining room, study, breakfasting kitchen, family room, utility room, stunning master bedroom with Juliet balcony, dressing room and en-suite, two guest double bedrooms with en-suite wet rooms, two further double bedrooms with Jack & Jill en-suite bathroom, integral double garage, driveway to front, lawned rear garden with west facing aspect

A fantastic family home positioned on this lovely site on the popular Darras Hall Estate. Internal viewing is essential in order to appreciate the size and scale of accommodation on offer.

ENTRANCE HALLWAY

A fantastic and spacious central reception hallway, with ceiling spotlighting, oak flooring with underfloor heating and stairs with glass balustrade leading to the first floor. There is an internal vacuum system and oak doors leading to the principal reception rooms.



STUDY

10'8 x 8'11 (3.25m x 2.71m)

A useful study room to the front of the property, with UPVC window, oak flooring with underfloor heating and CAT5 cabling.

LIVING ROOM

25'3 x 15'3 (7.69m x 4.64m)

The principal reception room has a UPVC bay window to the front elevation, multi-fuel stove with stone hearth, brick inset and stone mantle, oak flooring with underfloor heating and open access to the dining room.

DINING ROOM

16'8 x 14'7 (5.08m x 4.44m)

To the rear of the property, the dining room has UPVC double doors leading to the rear garden, oak flooring with underfloor heating, two UPVC windows to the side elevation and a door leading to the kitchen.

KITCHEN

16'11 x 11'11 (5.15m x 3.63m)

Fully fitted with oak wall and base units, this bespoke kitchen has granite worktops and integrated appliances including two ovens, ceramic hob and extractor hood with granite splash backs, microwave style oven and central island with double sink and inset drainer, dishwasher and drawer units. There is space for an American fridge freezer, ceiling spotlighting, two UPVC windows to the rear elevation, under unit lighting and oak flooring with underfloor heating.



PANTRY CUPBOARD

An understairs storage cupboard with shelving and lighting.

BREAKFAST AREA

7'8 x 8'10 (2.33m x 2.69m)

Open to the kitchen, the breakfast area has a continuation of the oak flooring and underfloor heating, ceiling spotlighting and oak and granite dresser and desk unit.



Steps lead down to the family room.

FAMILY ROOM

17'8 x 12'9 (5.38 x 3.88m)

A versatile family room, with UPVC double doors leading to the garden and decking, oak flooring with underfloor heating, two

UPVC windows to the side elevation, speaker to the ceiling and CAT 5 cabling. There is a multi-fuel stove with mantle and slate hearth.

Returning to the hallway, a passageway with cloaks cupboard and boot room and oak flooring leads to a WC.

WC

With Villeroy & Boch wall mounted basin and wc, oak flooring and travertine tiled splash backs.

UTILITY ROOM

12'9 x 7'10 (3.88m x 2.39m)

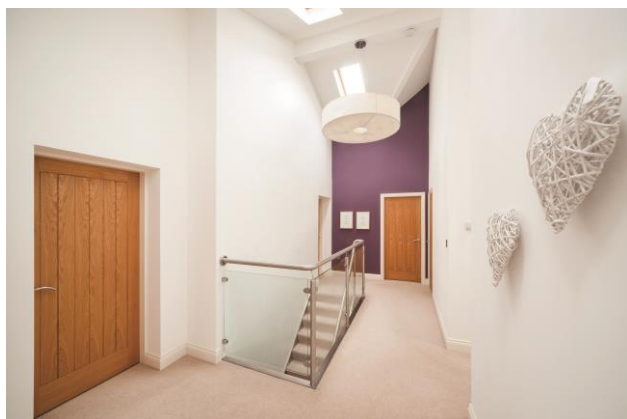
A useful utility room with UPVC stable door and window to the side elevation, wood effect wall and base units with worktop surfaces incorporating a circular double sink. There is spacing and plumbing for a washing machine and tumble dryer and space for a fridge freezer. The utility room has oak flooring with underfloor heating and tiled splash backs.



From the hallway, stairs with feature glass balustrade lead to the first floor landing.

FIRST FLOOR LANDING

With fabulous dual height vaulted ceiling with four feature Velux roof lights giving a feeling of excellent space and light.



MASTER BEDROOM

23'9 x 12'10 (7.23m x 3.91m)

This master double bedroom has UPVC double doors with glass Juliet balcony overlooking the rear garden with west facing aspect. There are two UPVC windows to the side elevation, full height barrel radiator, additional radiator, door to dressing room.

DRESSING ROOM

Fitted with a full wall of open hanging and shelving, with UPVC window to the front elevation, spotlighting and barrel style radiator.

EN-SUITE

The master en-suite has a luxury Villeroy & Boch bathroom suite comprising double ended bath, walk-in wet room style shower with rain shower and mosaic flooring, enclosed wc and wall mounted wash basin. There is ceiling spotlighting, UPVC window to the front elevation, chrome ladder radiator and travertine tiling to the walls and floor with underfloor heating.

BEDROOM TWO

18'3 x 11'7 (5.56m x 3.53m)

A guest double bedroom with two UPVC windows to the front elevation, two barrel radiators and a door leading to the en-suite wet room.

EN-SUITE

8'8 x 6'0 (2.64m x 1.82m)

A contemporary wet room with fabulous vaulted ceiling with Velux roof light, tiling to the walls and floor with underfloor heating and a Villeroy & Boch bathroom suite with walk-in shower with glass screen, enclosed wc and wall mounted basin. There is a chrome ladder radiator and ceiling spotlighting.



BEDROOM THREE

16'10 x 12'2 (5.13m x 3.7m)

A third double bedroom with two UPVC windows to the rear elevation, two barrel style radiators, loft ladder access and door to the en-suite wet room



EN-SUITE WET ROOM

With vaulted ceiling, Velux roof light and spotlighting, Villeroy & Boch enclosed wc and wash basin and walk-in shower with glass screen. There is full tiling to the walls and floor with underfloor heating and chrome ladder radiator.



BEDROOM FOUR

16'8 x 14'5 (5.08m x 4.39m)

A double bedroom with UPVC window to the rear elevation, ceiling spotlighting, barrel style radiator and walk-in wardrobe.



BEDROOM FIVE

15'3 x 12'4 (4.64m x 3.75m)

A fifth double bedroom with UPVC window to the front elevation, barrel style radiator, ceiling spotlighting and walk-in wardrobe.



Bedrooms four and five share a Jack & Jill bathroom.

JACK & JILL BATHROOM

10'9 x 7'9 (3.27m x 2.36m)

Fully tiled to the walls and floor with underfloor heating, Villeroy & Boch suite comprising twin basins, enclosed wc, wash basin and walk-in shower with Jacuzzi style jets and glass screen. There is ceiling spotlighting, fluorescent UPVC window to the side elevation, wall mounted mirror and chrome ladder radiator.



GARAGE

18'11 x 17'7 (5.76m x 5.35m)

The integral double garage has a double width electric roller door, radiator, lighting and power and houses the central heating boiler and hot water system.

EXTERNALLY

The property is accessed via wooden electrically operated gates leading to a block paved driveway providing ample parking, which in turn gives access to the integral double garage and the front entrance door.

To the side of the property there is a gated access leading to a block paved pathway with open portico to the side leading to the utility room. Access in turn leads to the rear garden which has an excellent west facing aspect, enjoying afternoon and evening sun, with excellent privacy and fence and hedge boundary. There is a decking area and stone flagged patio, raised beds and wooden planters and access via the family room and dining room to the rear.

SERVICES

The property has mains gas, electric and water services.

TENURE

Freehold.

FLOOD RISK

Please see website www.environment-agency.co.uk

COUNCIL TAX:

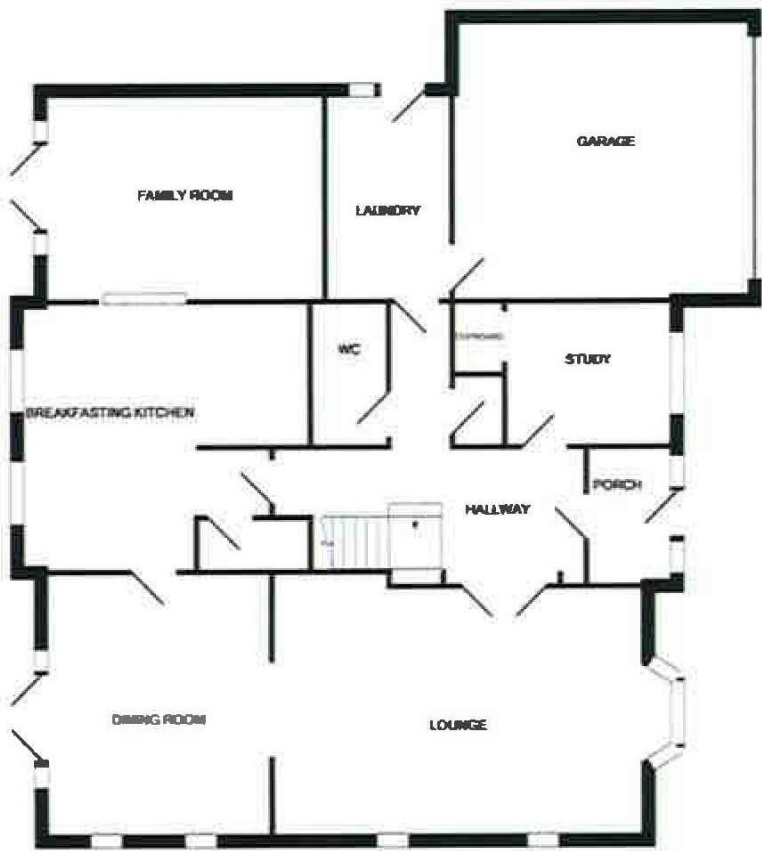
Please see website www.voa.gov.uk

ENERGY PERFORMANCE RATING:

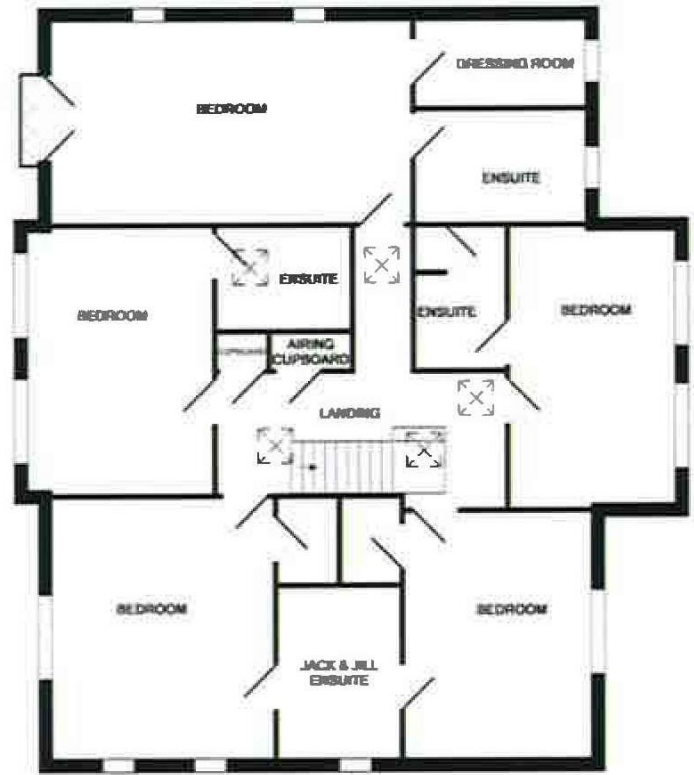
Grade: C



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GROUND FLOOR



1ST FLOOR

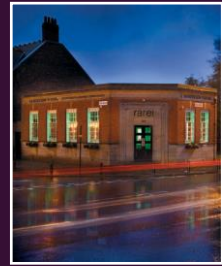
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Price on Application

