



# 87 Darras Road, Darras Hall, Ponteland Newcastle upon Tyne NE20 9PG

## SITUATION AND DESCRIPTION

This unique property was constructed circa 2010 and extends to approximately 6,500 sq ft. over three floors. Well located in a prominent and central area of Darras Hall, immediately accessible to the Broadway and Ponteland village centre. The property also benefits from a 10 year NHBC Warranty from June 2010.

The property comprises:

Access is to the front of the house where there is a hardwood entrance door with brushed chrome furniture and side window leading through to the vestibule.

## VESTIBULE

With wood flooring and cloaks cupboard. From the vestibule panelled and glazed double doors lead through to the reception hall.

## RECEPTION HALL

With wood flooring, staircase leading to lower ground floor and first floor and large double glazed windows that overlook the gardens.

## CLOAKROOM/WC

Comprising close coupled wc, wash hand basin, mosaic tiling, wood flooring and ceiling spotlighting.



## LOUNGE (front & side facing)

18'0 x 26'7 (5.49m x 8.11m)

With wood flooring, large picture windows overlooking the front approach to the property, built-in audio speakers and mood lighting.

## UTILITY & LAUNDRY ROOM (side facing)

11'1 x 10'8 (3.39m x 3.26m)

With ceramic tiled flooring, glazed door to the side of the property, wall mounted Baxi gas fired central heating boiler, fitted work benches and wall shelving, spacing for a washing machine and walk-in store room.

## STUDY (front facing)

9'5 x 12'3 (2.88m x 3.74m)

With windows to the front and side of the property and wood flooring.

## KITCHEN, BREAKFAST ROOM & DINING ROOM (side & rear facing)

33'3 x 23'0 (10.42m x 7m)

To the front of the room folding concertina doors lead onto a side deck and terrace and to the rear and side there are further windows and doors leading out onto the patio terrace.

The kitchen is superbly equipped with a range of base, wall and drawer cabinets with corian stone worktops incorporating two stainless steel sink units and a central island unit with a NEFF four ring hob with extractor hood above. Further appliances include a NEFF microwave oven, separate electric oven, a cafeteria, NEFF dishwasher and AEG fridge and freezer. The kitchen extends to a breakfast bar and seating area with good natural light from the large windows.



## FAMILY ROOM (rear facing)

17'9 x 10'4 (5.41m x 3.16m)

With wood flooring, spotlighting to the ceiling, TV point and folding concertina doors leading onto rear and side gardens.

## SITTING ROOM

22'2 x 21'7 (6.75m x 6.59m)

This is a magnificent circular room and very much the feature of the house. The entrance area has a suspended ceiling which is beneath the gallery above and the rear of the room has a double height roof void with atrium, as well as double doors leading out onto the south facing gardens and terrace. The room has built-in speakers, wiring for a plasma screen TV and wood flooring.

Returning to the reception hall the curved staircase leads to the lower ground floor where there is a store cupboard and a glazed and panelled door connecting to the leisure suite.

## Estate Agents Note

The lower ground floor area flooded in December 2013 after very severe rains as a consequence of an electric sump pump failure causing rainwater to collect in the patio void and to over-top the patio door threshold. This has not reoccurred since. In addition, defects in the waterproofing detail as between the patio door threshold and the waterproofing treatment to the basement area have been identified and require rectification. Interested parties should also note that there are outstanding conditions in relation to both town planning and building regulations – further details are available from the Joint Sole Selling agents.

The pool and lower ground floor area is in need of total refurbishment

#### **LEISURE SUITE & GYMASIUM**

15'10 x 12'11, extending to 19'5 (4.82m x 3.93m, extending to 5.93m)

With tiled flooring, spotlighting, built-in audio speakers and ventilation system.

#### **SHOWER ROOM**

Fitted with a white three piece suite comprising close coupled wc, wall hung wash hand basin, double shower cubicle and ceramic tiled floor and walls.

#### **SWIMMING POOL AREA –22'4 x 42'5 (6.82m x 12.95m)**

With contrasting ceramic tiling to the walls and floors, inset spotlighting and concertina doors leading onto the open terrace and deck.

#### **PLANT ROOM**

Accommodating the equipment for the pool.

A separate door leads to an understairs store cupboard.

Returning to the reception hall, the handmade staircase leads up to the first floor landing.

#### **FIRST FLOOR LANDING**

With spotlighting to the ceiling, large windows, built-in airing cupboard housing the hot water cylinder and gas central heating boiler.



#### **MASTER BEDROOM (front facing)**

19'7 x 15'11 plus 10'11 x 10'4 (5.98m x 4.86m) plus (3.32m x 3.15m)

With windows to the front and rear, glazed door to balcony, central heating radiator, ceiling speakers and spotlighting.

#### **DRESSING AREA**

With open fronted wardrobes with hanging rail and storage shelves.

#### **EN-SUITE BATHROOM**

Luxuriously appointed with a close coupled wc, his and her vanity wash hand basins and a free standing tub bath with side mounted taps and separate shower attachment. The bathroom has tiled floor and skirtings, heated towel rail, built-in spotlighting to the ceiling and window views overlooking the gardens.

From the rear landing five doors lead to further accommodation.

#### **BEDROOM TWO (rear facing)**

17'4 x 13'0 (5.28m x 3.97m)

With large windows and double doors overlooking rear gardens, Parisian balcony, central heating radiators, wiring for TV and power points.

#### **EN-SUITE SHOWER ROOM**

Comprising corner shower cubicle, wall hung wash hand basin, close coupled wc, contrasting tiling and heated towel rail.

#### **BEDROOM THREE (front & side facing)**

17'4 x 13'0 (5.29m x 3.96m)

With large sliding doors with Parisian style balcony and central heating radiator and wiring for TV.



#### **EN-SUITE SHOWER ROOM**

Comprising corner shower cubicle, wall hung wash hand basin with mirror above, storage cupboards beneath, close coupled wc and heated towel rail.

#### **BEDROOM FOUR (rear facing)**

17'9 x 10'11 (5.42m x 3.32m)

With glazed double doors leading onto a Parisian balcony, central heating radiator and wiring for TV.





**BEDROOM FIVE (side facing)**

10'11 x 17'3 (3.33m x 5.27m)

With central heating radiator, wiring TV, spotlighting and side windows.

**FAMILY BATHROOM**

Comprising large free standing oval shaped bath with free standing tap and shower attachment, close coupled wc, wash hand basin with drawer units beneath and fitted mirror with lighting above and circular wet room with mosaic tiling to the walls and floors. The bathroom has feature tiling, heated towel rail, built-in lighting and large windows.



The rear of first floor landing continues and leads through to the gallery, which is above the sitting room. It provides an additional sitting area.

**EXTERNALLY**

The approach to the property is impressive, with electrically operated panelled wood door and intercom system. The sliding entrance gate leads into a tarmac drive which is framed by lawned gardens, tall trees and mature hedge boundaries. The driveway is surrounded by attractive lighting and leads up to a courtyard and detached double garage.



**DOUBLE GARAGE**

With electrically operated up and over door.

The gardens to the property are a very attractive feature, with lawned areas surrounding the house. To one side of the property there is a raised up timber deck and terrace.



To the rear of the house the predominantly south facing gardens have lawned areas, fence boundaries and maturing hedge surrounds. A stairwell surrounds the steps that lead down to the lower gardens, adjacent to the swimming pool and leisure complex.

The exterior of the property is highly impressive, with contrasting painted render walls and magnificent Lakeland stone, which contrasts very well with the pitched slate roof.

The rear of the property has a particularly impressive roof structure, with optical angles to the rear roof pitch and a lead covered atrium bay.

The property is offered in its existing condition on unconditional terms.

None of the services/appliances have been tested and are not warranted to be in working order.

The photography is historic and is illustrative only

**ESTATE AGENTS NOTE**

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**SERVICES**

The property has mains gas, electric and water services.

**TENURE**

Freehold.

**FLOOD RISK**

Please see website [www.environment-agency.co.uk](http://www.environment-agency.co.uk)

**COUNCIL TAX:**

Please see website [www.voa.gov.uk](http://www.voa.gov.uk)

**ENERGY PERFORMANCE RATING:**

Grade: B



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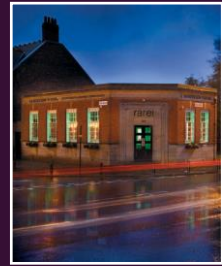






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**Regional Office**  
The Old Bank  
30 High Street, Gosforth  
Newcastle upon Tyne



**Duncan Young or Ashleigh Sundin**

t: 0191 2233500 | f: 0191 2233505

[duncan.young@sandersonyoung.co.uk](mailto:duncan.young@sandersonyoung.co.uk) | [ashleigh.sundin@sandersonyoung.co.uk](mailto:ashleigh.sundin@sandersonyoung.co.uk)

**OPEN 7 DAYS A WEEK**

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From Sanderson Young



87 Darras Road  
Darras Hall, Ponteland



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Price on Application

