



27 Linden Way, Darras Hall, Ponteland, Newcastle upon Tyne NE20 9DP

SITUATION AND DESCRIPTION

A spacious and well proportioned, five bedroom detached house, positioned on this lovely garden site extending to circa 0.25 acres. This much loved family home has been extended and refurbished by the current owners throughout their time in the property, offering versatile reception space with contemporary kitchen and five first floor bedrooms, the master with en-suite. Externally, the property has a gated driveway providing off street parking for up to 6 cars, with twin garages and excellent lawned gardens to front and rear. Linden Way is a popular road in the heart of Darras Hall, within walking distance to Broadway shops and outstanding schooling for all ages.

The accommodation briefly comprises: entrance hallway, inner hallway, cloakroom with shower/wc, living room, garden room, dining room, kitchen/breakfast room, family room/snug, utility room, master bedroom with en-suite, four further bedrooms, family bathroom/wc, front block paved driveway, twin integral garages, lawned rear garden with patio areas.

The property comprises:

ENTRANCE HALLWAY

8'2 x 5'7 (2.49m x 1.70m)

The entrance hallway has tiled flooring, radiator and a door leading to the cloakroom/wc.

CLOAKROOM/WC

With enclosed wc and wash basin housed in a vanity unit. There is a shower cubicle and full tiling to the walls and floor. There is a frosted uPVC window to the front elevation, ceiling spot lighting, radiator and shaver point. There is a cloaks cupboard. From the entrance hallway a glass panelled door leads to the inner hallway.

INNER HALLWAY

8'9 x 9'7 (2.67m x 2.92m) maximum inclusive of stairs

A spacious, central inner hallway with stairs leading to the first floor landing with under stairs storage cupboard, radiator and doors to the principal reception rooms.

LIVING ROOM

19'9 x 11'5 (6.02m x 3.48m)

The principal reception room has double sliding glass panelled doors leading to the garden, ceiling coving, wood burning stove with stone hearth, TV point and two radiators.

Tri-fold glass doors lead to the garden room, which can be opened to form a larger room of over 29ft (8.84m) in length.

GARDEN/SUN ROOM

8'10 x 9'6 (2.69m x 2.90m)

With full length uPVC windows to the front and side elevations, this versatile sitting area has a radiator, TV point and wood flooring.

DINING ROOM

17'6 x 9'3 (5.33m x 2.82m) maximum into window

A formal dining room with double glazed timber framed window to the rear elevation and sliding patio doors to the garden. There is a radiator, TV point and ceiling coving.

KITCHEN/BREAKFAST ROOM

20'6 x 9'6 (6.25m x 2.90m) maximum

This contemporary kitchen is fitted with a range of wood effect wall and base units with Karonia worktops incorporating an inset sink and drainer. There is an electric cooker with halogen hob and extractor hood, integrated dishwasher and fridge and dresser cabinet unit. The kitchen has tiled flooring, ceiling spot lighting, wall mounted TV point and speakers, uPVC window to the rear elevation and doors leading to the utility room and family room.

UTILITY ROOM

9'6 x 8'6 (2.90m x 2.59m)

With base units and roll top work surfaces incorporating a sink and drainer, with space for a washing machine, fridge freezer and fridge. There is a uPVC door and window to the rear elevation, tiled flooring and splash backs and radiator.

A door leads to the garage.

TWIN GARAGES

16'3 x 9' (4.95m x 2.74m) x 2

The twin garages have two single up and over doors, lighting, power, plumbing and space for a washing machine and tumble dryer. Access to side loft.

SNUG

11'9 x 9' (3.58m x 2.74m)

Accessed from the kitchen/breakfast room, this useful family room has a uPVC window to the side elevation and double glazed timber framed window to the rear elevation. There is ceiling coving, radiator and TV point.

Returning to the hallway stairs lead to the first floor landing.

FIRST FLOOR LANDING

With uPVC windows to the front elevation providing excellent light and doors leading to the bedroom and bathroom accommodation.



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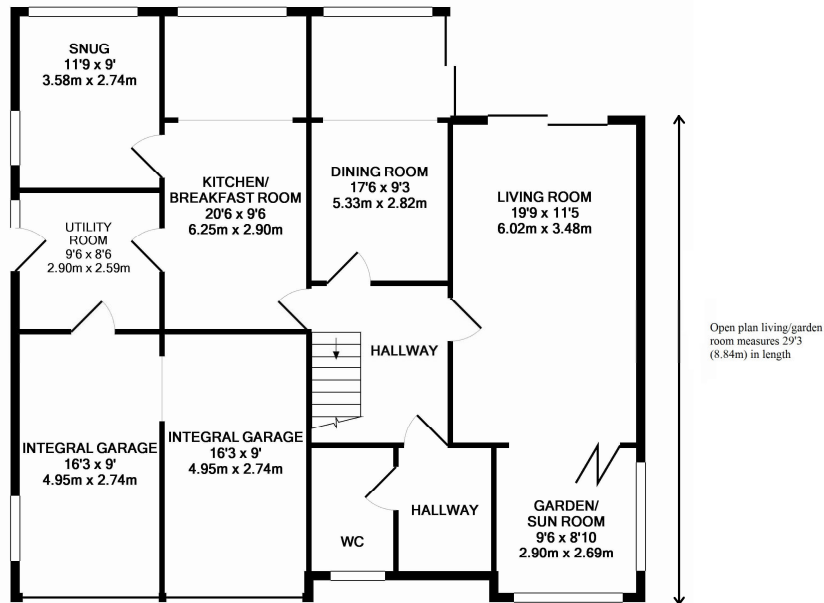
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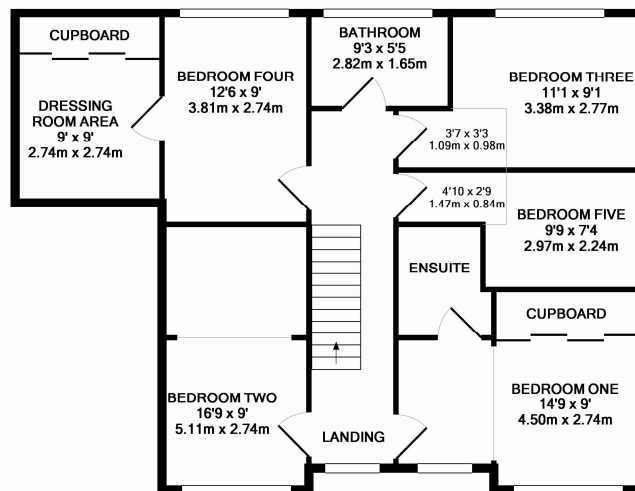
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GROUND FLOOR
APPROX. FLOOR
AREA 1247 SQ.FT.
(115.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 921 SQ.FT.
(85.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 2168 SQ.FT. (201.4 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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BEDROOM ONE

14'9 x 9' (4.50m x 2.74m) excluding fitted wardrobes
The master double bedroom has a full wall of sliding door wardrobes providing hanging and shelving, two uPVC windows to the front elevation, TV point and radiator.

A door leads to the en-suite shower room.

EN-SUITE SHOWER ROOM

Fitted with double shower cubicle with rainfall shower, enclosed wc and wash basin housed in a vanity unit. There is full tiling to the walls and floor, ceiling spot lighting, shaver point and chrome ladder radiator.

BEDROOM TWO

16'9 x 9' (5.11m x 2.74m) maximum

A double bedroom with uPVC window to the front elevation, radiator, TV point and space for wardrobes.

BEDROOM THREE

11'1 x 9'1 (3.38m x 2.77m) plus 3'2 x 3'6 (0.97m x 1.07m)

This double bedroom has a uPVC window to the rear elevation, radiator, TV point and space for wardrobes. Access to main loft.



BEDROOM FOUR

12'6 x 9' (3.81m x 2.74m)

This double bedroom is positioned to the rear of the property with uPVC window overlooking the gardens, radiator, TV point and a door leading to a dressing room area.

DRESSING ROOM AREA

9' x 9' (2.74m x 2.74m)

Steps down lead to this useful storage area with full corner wall of fitted wardrobes, radiator and lighting. There are sliding doors to further storage within the eaves.

BEDROOM FIVE

9'9 x 7'4 (2.97m x 2.24m) plus 2'9 x 4'10 (0.84m x 1.47m)

This single bedroom has a uPVC window to the side elevation, ceiling coving, TV point and radiator.

BATHROOM/WC

9'3 x 5'5 (2.82m x 1.65m)

The family bathroom is fully tiled to the walls with granite flooring with under floor heating and has a contemporary suite comprising bath with hand shower, glass screen and rainfall shower, wash basin housed in a vanity unit and enclosed wc. There is a frosted uPVC window to the rear elevation, ceiling spot lighting, chrome ladder radiator and storage cupboard housing the hot water tank.



EXTERNALLY

The property is approached via double timber entrance gates which lead to a block paved driveway, providing off-street parking for up to six cars and access via two up and over doors to the garages. The front lawned garden is well landscaped with mature hedge boundary and there is access at both sides of the property through to the rear, where there is a fabulous family garden which is predominately laid to lawn with stone flagged patio areas, shed and playhouse, feature raised border planting and hedge boundary providing excellent privacy.

SERVICES

The property has mains electricity, gas, water and drainage.

TENURE

Freehold

COUNCIL TAX

Please see website www.voa.gov.uk

ENERGY PERFORMANCE RATING

Grade: D



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Price Guide: £524,950

