



84a Edge Hill
Darras Hall, Ponteland





84a Edge Hill, Darras Hall, Ponteland, Newcastle upon Tyne NE20 9JQ

Guide Price £759,950

A luxury home completed to a high specification in 2011, situated on a lovely quarter acre (0.245 acres) elevated site on Edge Hill with views in the distance towards the Cheviot Hills. The four/five bedroom family home offers versatile accommodation over two floors, with a magnificent 24 ft dining room with full height windows overlooking the decked terrace and garden, stylish kitchen/breakfast room, two contemporary en-suites and family shower room. Design features include; secure gated entrance, ground floor under floor heating, integral sound system, cinema room and projector, hot tub on the terrace. Set behind private electric gates, the property is well positioned for access to the nearby local amenities and shops on The Broadway and a wider range of shops, cafes and restaurants in Ponteland village.

Reception hallway | Cloakroom/wc | Sitting room | Fabulous dining room with open vaulted ceiling with full height glass overlooking the rear garden | Games room with bespoke bar area | Stylish contemporary kitchen with integrated appliances and central island | Utility room | Second cloakroom/wc | First floor: | Master bedroom with fitted wardrobes | Generous walk in dressing room (formerly bedroom five) with fitted wardrobes and drawers | Contemporary en-suite bathroom/wc with separate bath and shower | Two further double bedrooms Family bathroom/wc with separate shower | Impressive Cinema room (formerly a large bedroom) | En-suite shower room/wc | Lawned garden with decked terrace and sunken hot tub
Electric gates, driveway for ample off street parking | Double garage with electric doors.

Services: Mains gas, electric, water and drainage | Tenure: Freehold | Council Tax: G | EPC Rating: C

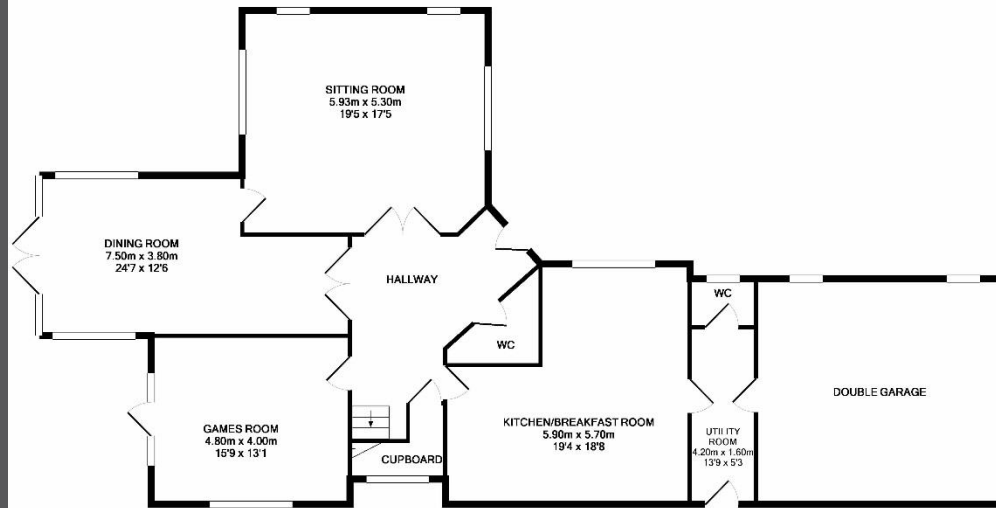




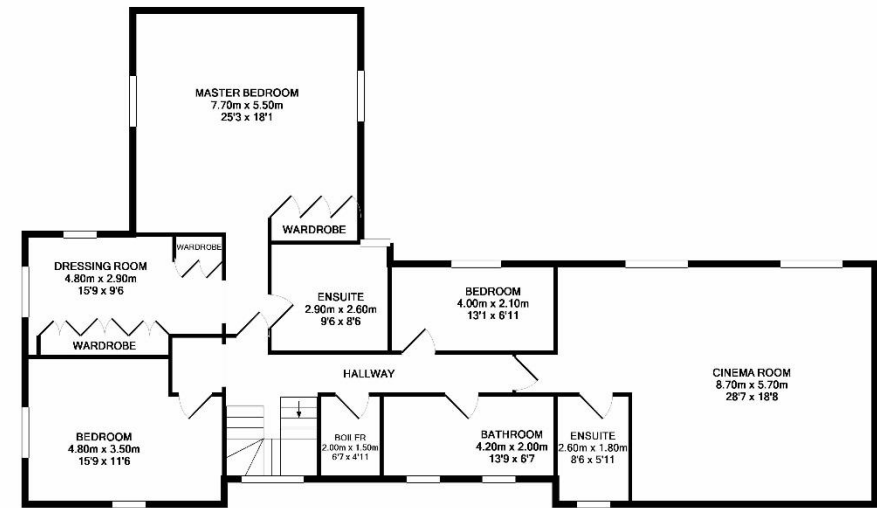


I Loved you yesterday
I Love You still
I Always have...
I Always will





GROUND FLOOR
APPROX. FLOOR
AREA 184.7 SQ.M.
(1773 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 147.2 SQ.M.
(1585 SQ.FT.)

TOTAL APPROX. FLOOR AREA 311.9 SQ.M. (3358 SQ.FT.)

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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