



**23 Moor Lane**

Darras Hall, Ponteland







23 Moor Lane, Darras Hall, Ponteland, Newcastle Upon Tyne NE20 9AD

Guide Price £610,000

A fabulous extended and fully refurbished detached bungalow, occupying a superb private garden site of approx. 0.4 acres on the corner of Moor Lane and Darras Road, close to the excellent shops and amenities of The Broadway, and good local schooling for all ages. The three bedroom bungalow offers well proportioned accommodation, finished to a high specification throughout with quality fittings to the three bath/shower rooms, bespoke wardrobes to the master bedroom and dressing room/nursery and an impressive family kitchen/breakfast room opening to the decked terrace and garden. The garden has been professionally landscaped with a magnificent entertaining area to the south and west elevations, with a decked terrace with built in seating, a fire pit, pond and water feature.

Vestibule | Reception hallway | Impressive sitting room with French doors to the terrace | Family/kitchen breakfast room with living area | Master bedroom suite with dressing room/Nursery | Luxury ensuite bathroom | Guest bedroom with ensuite shower room/wc | 3rd double bedroom with ensuite wc | Well appointed family bathroom/wc | Single garage | Secure electric gates to extensive driveway for 4-6 cars | Well maintained and private lawned gardens | No upward chain.

Services: Mains gas, electric, water and drainage | Tenure: Freehold | Council Tax: Banding F | Energy Performance Certificate C





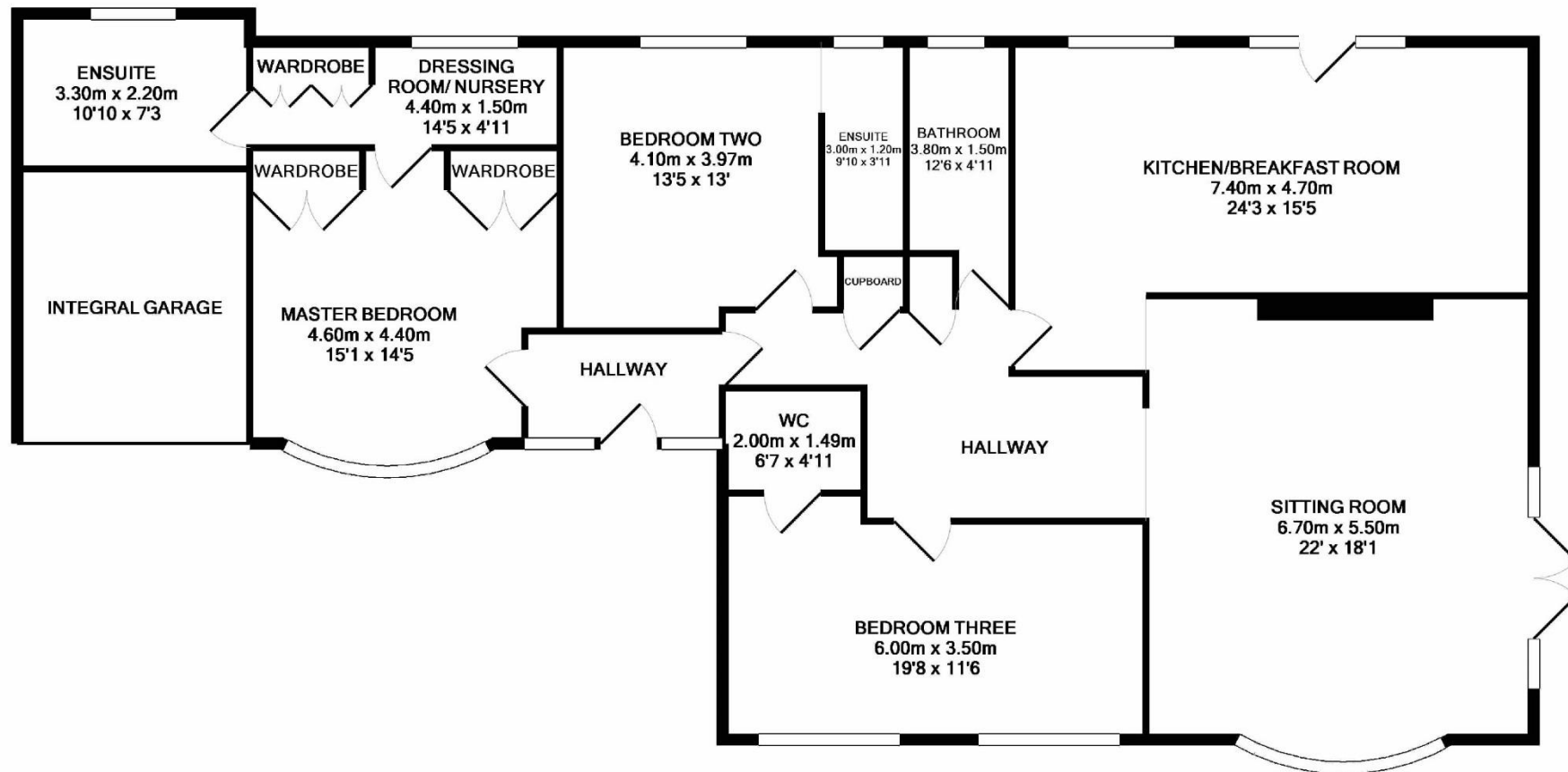












**TOTAL APPROX. FLOOR AREA 172.9 SQ.M. (1861 SQ.FT.)**

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

Made with Metropix ©2017





All enquiries to our Ponteland Office | Coates Institute, Main Street, Ponteland, Newcastle upon Tyne NE20 9NH

T: 01661 823951 | [www.sandersonyoung.co.uk](http://www.sandersonyoung.co.uk)

