



9 Darras Road, Darras Hall, Ponteland Newcastle upon Tyne NE20 9PD

SITUATION AND DESCRIPTION

No. 9 Darras Road is a beautiful detached family home which was designed by Napper Architects and constructed by the current owners in 2007. It has been built with a traditional appearance which contrasts with the contemporary interior, the use of modern building methods and carefully detailed design features. The property, which provides one of the largest plots within its neighbourhood at 0.658 acres, has a slate roof, walls of white render and local sandstone and is surrounded by beautiful gardens and grounds which are well protected and screened by mature trees. The house has excellent parking to the front with access into the double garage. At the rear the garden opens up to provide a lawned area, stone and timber decking and a glazed canopy.

The house has been extremely well designed internally, with a bespoke layout to suit modern family living.

The reception hall is most welcoming and has a triple height atrium with great natural light from the windows overlooking the gardens. The travertine stone flooring and walnut skirtings are a feature throughout the ground floor and the intelligent lighting system can be mood set in the majority of rooms.

Leading from the hall is a family snug room at the front of the house, whilst to the rear there is a family room with central fireplace, from each side of which, access is gained to the dining and drawing room which enjoys an aspect to the front and rear. The stone flooring gives way to walnut here. The kitchen is at the rear of the property and is well equipped with cabinets and De Dietrich built-in appliances. Leading down from the kitchen area access is gained to the family lounge which has floor to ceiling windows and concertina doors giving great natural light and an aspect and access over the rear gardens. Walnut flooring features once again.

To the first floor of the property there are five double bedrooms all with their own en-suite bathroom or shower room facilities, dressing rooms or wardrobe space. There is a library area overlooking the rear gardens.

The stair tower then continues to the second floor where there are three further good sized rooms with potential use as additional bedrooms but which are currently being used as a study, a games room and a teenage living room from which a second staircase leads down to the first and then the ground floor.

No. 9 Darras Road is a highly impressive property which has great individual appeal and architectural style. Attention to build quality, the extensive use of underfloor heating with individual zone control, and additional insulation has resulted in an energy efficient home with a combined fuel bill of circa £160 pcm.

The property enjoys a very convenient location, with immediate access into the village of Ponteland with its excellent restaurants, shops and schools, as well as tennis club and nearby sports centre.

This is a delightful property finished to a very high standard for which viewing is strongly recommended.

The property comprises:

Access to the front of the property is attractive, with an archway leading to the entrance vestibule.

ENTRANCE VESTIBULE

With panelled and glazed door leading through to the reception hall.

RECEPTION HALL

26'2 x 10'2 (7.98m x 3.11m)

A fabulous reception hall with triple height void to the galleried landing above and enjoying great natural light from the floor to ceiling picture windows forming the stair tower. The hall has simple white walls, attractive lighting, travertine stone flooring with underfloor heating and walnut skirting boards, standard lamp sockets, intelligent wiring, burglar alarm control monitor and wiring for an audio system.

SNUG ROOM (front facing)

13'7 x 11'10 (4.15m x 3.61m)

A very cosy day to day living room with windows overlooking the front approach to the property. It has attractive spotlighting and warm decoration and finishes.

CLOAKROOM/WC

With close coupled wc, bespoke glass wash hand basin, walnut shelving, recessed mirrors and sensor lighting.

The cloakroom connects to the utility room.

Returning to the reception hall, open archways lead through to the family room.

FAMILY ROOM (rear facing)

16'1 x 11'5 (4.9m x 3.48m) measurements to chimney breast

With full width concertina doors opening onto the rear terrace, stone flooring, spotlighting and open log burning fire set into chimney breast with access to the dining room and drawing room.



DINING ROOM & DRAWING ROOM (front & rear facing)

31'10 x 14'3 (9.7m x 4.35m)

A fabulous room which stretches the depth of the house. To the front there is a dining area with windows overlooking the approach to the property and at the rear a full length glass partition with glazed apex roof above overlooking the garden. The room has walnut flooring, skirting boards and contrasting emulsion decoration.

KITCHEN & BREAKFASTING ROOM (front & side facing)

21'6 x 28'9 (6.55m x 8.76m)

Fitted with a contemporary arrangement of base, wall and drawer cabinets with white gloss and walnut wood doors and black granite worktop surfaces incorporating a single drainer sink unit and extending to provide a breakfast bar with seating for up to seven people. Appliances include a De Dietrich microwave oven, a De Dietrich four ring induction hob with extractor hood above, a split level double oven, a warming drawer, a De Dietrich dishwasher and an LEG freestanding American refrigerator/freezer with ice and water dispenser (which may be

included within the sale). The kitchen also has built-in refuse bins and extra wide crockery and pan drawers, suspended lights over the breakfast bar, wiring for a quadrasonic sound system and speakers and travertine floor with underfloor heating.



From the kitchen steps lead down to a lounge area with walnut flooring and skirtings, wiring for a plasma screen TV, fabulous natural light from the floor to ceiling windows overlooking the gardens and concertina folding doors leading out onto the timber deck and terrace.

A door leads from the kitchen to the utility room.

UTILITY ROOM (side facing)

14'7 x 10'1 (4.44m x 3.07m)

With white high gloss fitted base and wall storage cupboards, wood worktop surfaces, Belfast sink unit with shower head tap, space for a washing machine and tumble dryer, pantry store cupboards with pull-out shelving, under stair store cupboard, a wall cupboard concealing the Worcester gas fired central heating boiler for central heating and domestic hot water to the house and a panelled and glazed door leading to the exterior of the property. The utility room has a back staircase linking to the first and second floor and glazed and panelled door linking into the garage.

Returning to the principal reception hall the open staircase leads up to the first floor landing.

FIRST FLOOR LANDING

With picture window views overlooking the gardens, glass balustrade overlooking reception hall and six doors connecting to principal accommodation.



The landing extends into a reading area and library, which has window views overlooking the gardens.

MASTER BEDROOM (rear facing)

16'3 x 21'6 (4.96m x 6.55m) measurements into eaves but excluding dressing passageway

The dressing passageway is fitted with mirror fronted sliding doors concealing hanging rail and good storage space. The master bedroom has good quality walnut flooring, Velux windows to one roof pitch and a dormer window to the other overlooking the gardens, vaulted ceiling, storage cupboards with shelving and hanging rail space and fitted drawer units and shelved recesses to each side of the bed space.

EN-SUITE BATHROOM

Very well appointed with a five piece Kohler suite comprising bath with side mounted chrome taps, his and her vanity wash hand basins with cupboards beneath, close coupled wc, double shower cubicle, contrasting tiling to the walls and floor, underfloor heating heated chrome towel rail and spotlighting.

BEDROOM TWO (front facing)

15'0 x 15'7 (4.58m x 4.75m) plus entrance area

Enjoying views over the approach to the house from its floor to ceiling bay window.

EN-SUITE DRESSING ROOM

With wardrobes and storage space.

EN-SUITE BATHROOM

With good quality four piece suite comprising corner panelled bath with chrome mono bloc tap and handheld shower, wall hung wash hand basin by Jacuzzi, close coupled wc, corner shower cubicle, contrasting ceramic tiling to the walls and floor, attractive lighting and heated chrome towel rail and underfloor heating.

The dressing room has a separate door leading to the back staircase which connects to the second floor of the house.



BEDROOM THREE (side facing)

12'4 x 12'6 (3.78m x 3.84m) measurements into bay window and excluding entrance area

With window views to the side and attractive arial bay overlooking the front and rear of the property and single wardrobe. The main bathroom connects to this room and the landing.

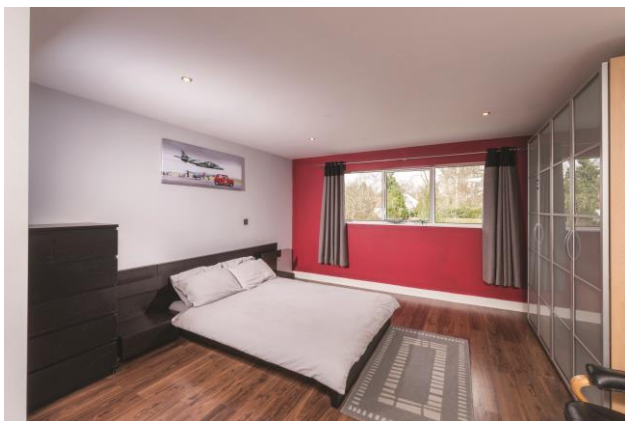
FAMILY BATHROOM

With white four piece suite comprising Jacuzzi bath with chrome mono bloc tap, close coupled wc, wall hung wash hand basin by Kohler, double shower with drying area, Travertine wall and floor

tiling, heated chrome towel rail with underfloor heating and built-in airing cupboard housing the hot water cylinder.



BEDROOM FOUR (front & rear facing)
22'10 x 14'3 (6.96m x 4.35m)
Enjoying a lovely aspect overlooking the gardens, with wood flooring and spotlighting to the ceiling.



EN-SUITE SHOWER ROOM
Very well appointed with Roca wall hung wash hand basin, close coupled wc, double shower cubicle, tiling to the walls and floor, heated chrome towel rail and underfloor heating, and spotlighting to the ceiling.

BEDROOM FIVE (front facing)
14'4 x 14'1 (4.37m x 4.3m)
Enjoying pleasant views over the gardens.

EN-SUITE DRESSING ROOM
With open hanging rail and shelf storage space.

EN-SUITE SHOWER ROOM
Comprising double shower, close coupled wc, Roca wall hung wash hand basin, contrasting ceramic tiling to the walls and floor, heated chrome towel rail and underfloor heating.

The main staircase then continues to the second floor of the house, enjoying great natural light and views over the gardens.

SECOND FLOOR LANDING
With spotlighting, radiator, glazed balustrading and dramatic views over the garden.

GAMES ROOM (rear facing)
18'9 x 14'7 (5.72m x 4.46m)
With Velux windows to each roof pitch and further feature windows to the gable end, central heating radiator and storage cupboards.

LOUNGE
18'4 x 14'7 (5.6m x 4.46m) measurements into eaves
With Velux window, central heating radiator and an open staircase leading down to the bedroom suite below and the kitchen beneath.

BEDROOM SIX / STUDY (rear facing)
13'5 x 12'8 (4.1m x 3.87m)
With two Velux windows to the rear roof pitch, central heating radiator and access into the roof space.

EXTERNALLY
No. 9 Darras Road occupies a very large site in a convenient and well placed location within Darras Hall.

The property has a beautiful frontage onto Darras Road, with mature hedge and fence boundary and a tarmac drive connecting to the front and side of the property, as well as to the open courtyard and parking areas. The neatly trimmed gardens are well stocked with a variety of flowers and the front garden has a number of mature trees which give good screening and privacy during the summer months.

To the rear of the house the garden expands and is divided into two. The formal garden is accessed from the concertina doors with a very well appointed terrace with patio, contrasting stone work, timber decking, beautiful lighting and a glazed canopy. The lower garden is separated by a beech hedge and silver birch trees with further lawned areas and a wood storage area.

GARAGE
21'7 x 18'1 (6.59m x 5.51m)
With two electrically operated up and over access doors, fluorescent tube lighting, excellent storage space, fitted workbench, electric circuit control panel and CAT V store cupboard.

SERVICES
The property has mains gas, electric and water services.

TENURE
Freehold.

FLOOD RISK
Please see website www.environment-agency.uk

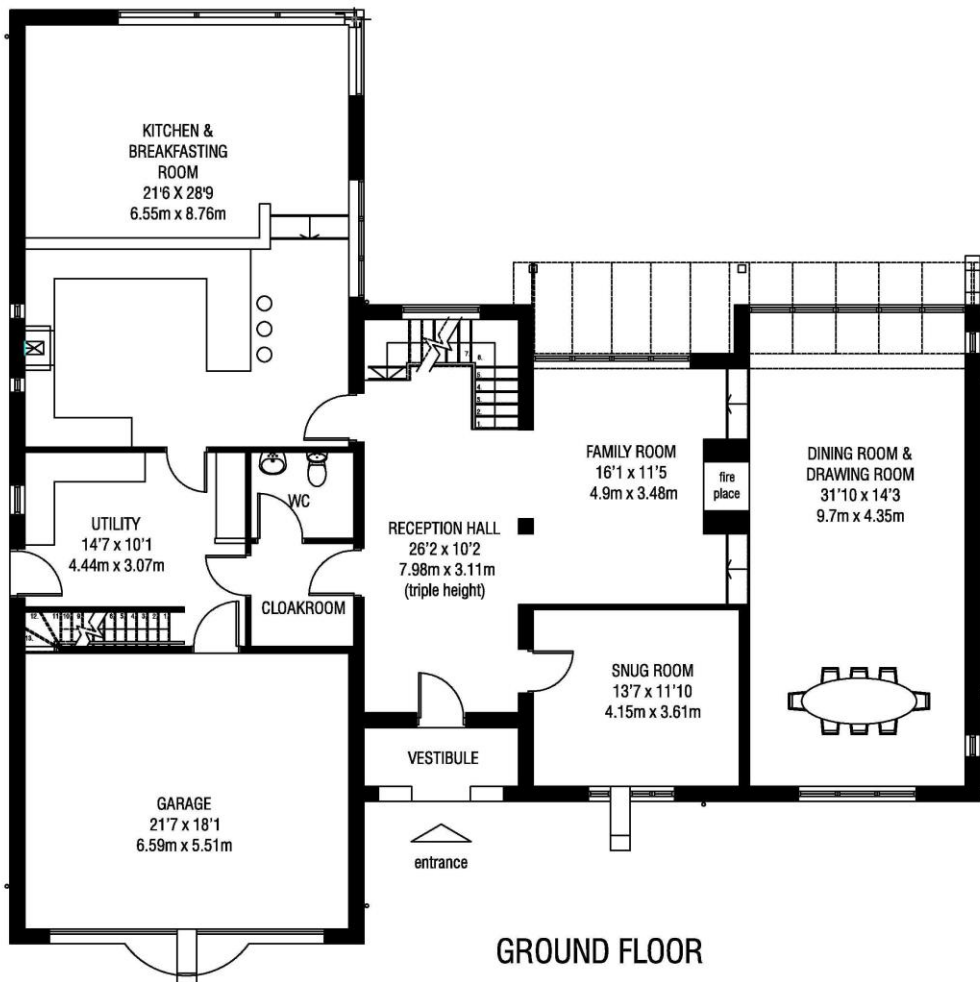
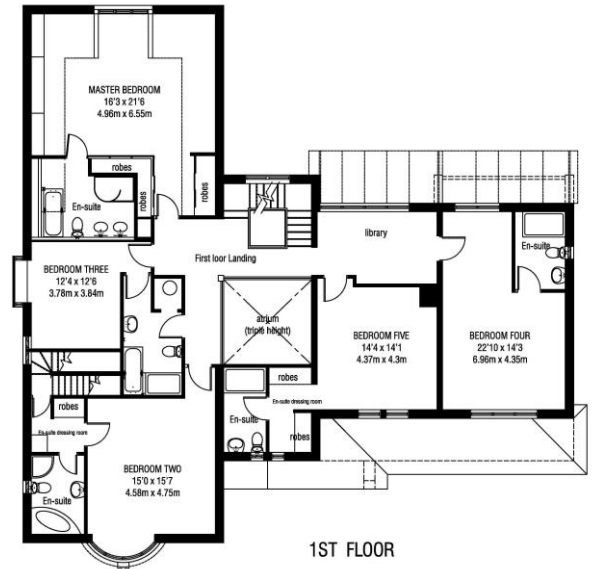
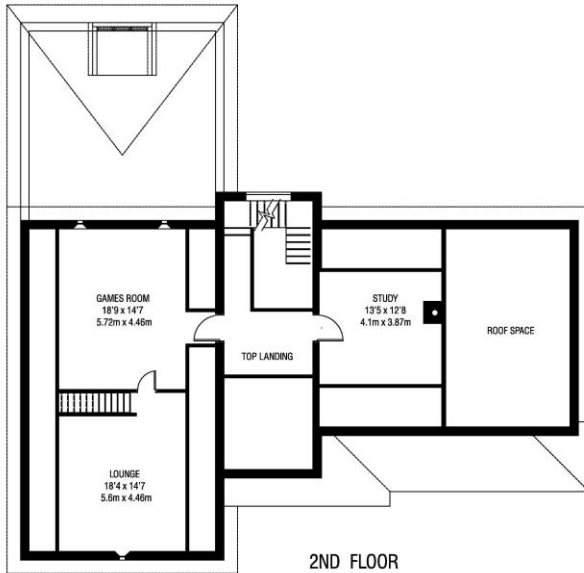
COUNCIL TAX
Please see website www.voa.gov.uk

ENERGY PERFORMANCE RATING
Grade: B



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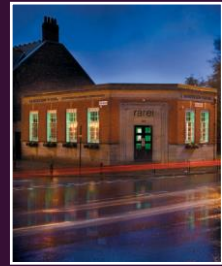
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OPEN 7 DAYS A WEEK

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From Sanderson Young



9 Darras Road
Darras Hall, Ponteland



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Price on Application

