



129 Edge Hill

Darras Hall, Ponteland





129 Edge Hill, Darras Hall, Ponteland Newcastle upon Tyne NE20 9JS

Guide Price £600,000

An immaculately presented five bedroom detached house, occupying a beautiful private southerly facing garden site of 0.25 acres, with attractive gated driveway, integral double garage and well maintained and mature gardens, The property, built in 1973, has been in lived by the current owners for 24 years and has been much improved and upgraded internally, with key features being a stylish 'Neville Johnson' light oak and glass staircase, bespoke fitted kitchen/breakfast room and utility room by 'Great Look Interiors', Hammonds fitted wardrobes to two bedrooms, 'Pergo' flooring to the kitchen and utility and stylish bathroom/ensuite with under floor heating.

Vestibule | Cloakroom/wc with 'Ambiance Bain' suite | Reception hallway with feature Pilkington etched glass door | Sitting room with marble fireplace and sliding patio door to the rear garden | Dining room | Bespoke kitchen/breakfast room with 'Cranbourne' washed chestnut cabinets, integrated appliances and 'Proofvision' inset LCD TV | Superb utility room with 'Bede' oak cabinets and integrated larder fridge/freezer | First floor | Master bedroom with wiring for stereo sound system | Luxury ensuite with 'Duravit Sensowash' toilet/bidet and walk in shower with rainfall head | Four further double bedrooms | Family bathroom with double ended bath and walk in shower | Double garage with a 'Nortech' select secure electric roller door | Generous driveway. Externally, the property has well maintained gardens with a large terraced seating area, lawns to front and rear, well stocked rose beds, stunning mature Acer, lovely timber Gazebo and a water feature.

A viewing is essential to appreciate the quality of accommodation and superb garden plot.

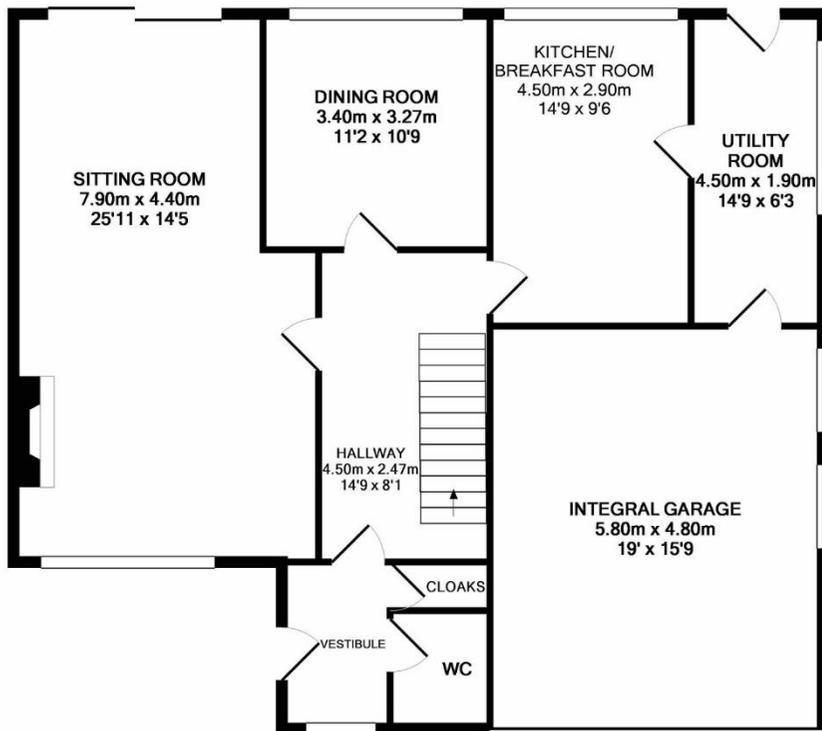
Services: Mains gas, electric, water and drainage | Tenure: Freehold | Council Tax: Band F | Energy Performance Certificate: D



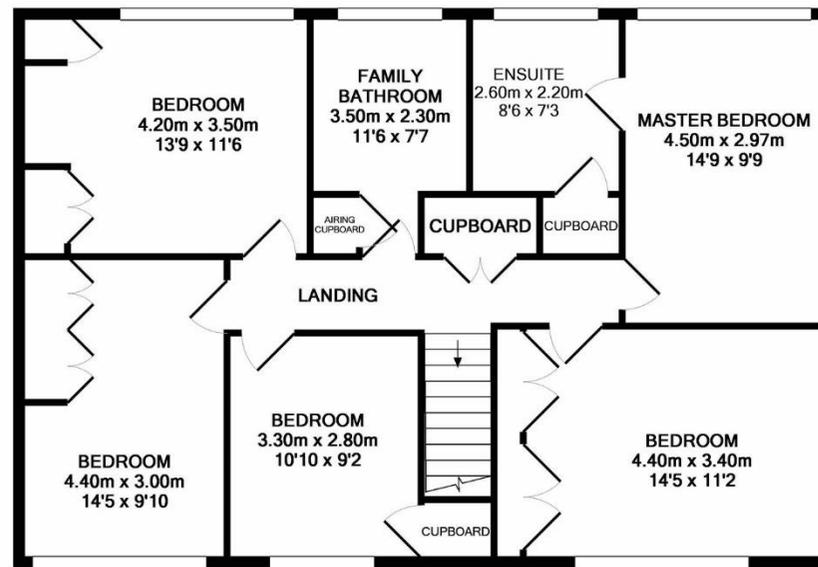








GROUND FLOOR
 APPROX. FLOOR
 AREA 110.9 SQ.M.
 (1194 SQ.FT.)



1ST FLOOR
 APPROX. FLOOR
 AREA 92.2 SQ.M.
 (992 SQ.FT.)

TOTAL APPROX. FLOOR AREA 203.1 SQ.M. (2186 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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