



5 Sandringham Way

Darras Hall | Ponteland





5 Sandringham Way, Darras Hall, Ponteland, Newcastle upon Tyne NE20 9AE

Guide Price £465,000

A well maintained and presented four bedroom detached house, occupying a lovely 0.27 acre (approximate) garden site toward the head of this quiet cul de sac, with a generous driveway, attractive gardens and a double attached garage. The property, lived in by the current owner for 30 years, is ideally located off Moor Lane, close to The Broadway, with its local shops, cafes and restaurants, and close to excellent schools for all ages. The property benefits from double glazing and gas central heating and a viewing is essential to appreciate the superb location of this family home.

Large entrance porch | Entrance hallway | Cloakroom/wc | Generous sitting/dining room | Conservatory opening to the garden | Fitted kitchen | Utility room | First floor | Master bedroom with fitted wardrobes
Ensuite shower/wc | Two further double bedrooms with fitted wardrobes | Single bedroom | Bathroom/wc
Double garage and extensive driveway | Well maintained and attractive lawned gardens.

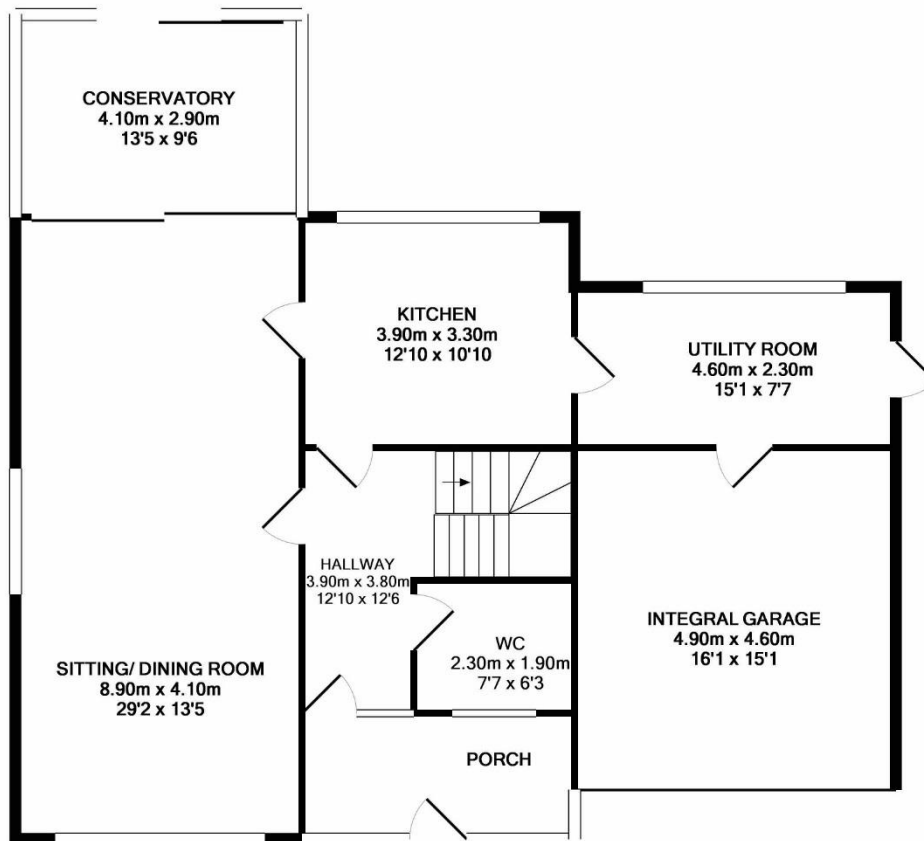
Service: Mains electric, gas, water and drainage | Tenure: Freehold | Council Tax: Band F
Energy Performance Certificate: Rating C



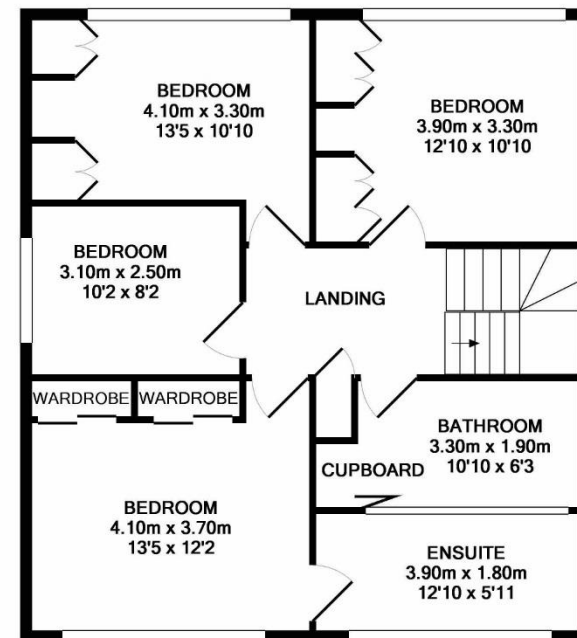








GROUND FLOOR
APPROX. FLOOR
AREA 116.2 SQ.M.
(1251 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 71.2 SQ.M.
(766 SQ.FT.)

TOTAL APPROX. FLOOR AREA 187.4 SQ.M. (2017 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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