



rare!

From Sanderson Young



75 Runnymede Road
Darras Hall, Ponteland



75 Runnymede Road, Darras Hall, Ponteland NE20 9HJ

Guide Price £1,100,000

75 Runnymede Road is a delightful, detached family home, purchased by the current owner in 2015 and occupying an impressive and mature garden site of circa 1 acre. The property has been completely remodelled, including the addition of a significant, large extension to the rear providing a magnificent entertaining room, currently utilised as a playroom, but which could alternatively be presented as a drawing room or a family room. This superb detached house has great natural light as well as high ceilings and attractive internal replacement light wood doors with chrome door furniture. The gardens are particularly impressive, especially at the rear where there are extensive lawned areas which are ideal for families and entertaining; a number of tall, mature trees and shrubs provide great screening. To the front of the property there is a wide entrance onto Runnymede Road with electrically operated gates set in brick pillars and a beech hedge boundary leading into the pebbled driveway and courtyard which has a circular drive and excellent general parking areas; there is also an integral double garage.

Principal hall | Cloakroom/wc | Formal sitting room with lovely log burning stove | Study/working office, previously a guest bedroom, with en suite shower room | Magnificent entertaining room, currently a play room, with great natural light and doors to gardens
Kitchen/breakfast/dining room providing two very large entertaining spaces with doors to terraces and rear gardens; the kitchen is superbly equipped with a range of light oak cabinets, quality work surfaces and built in appliances | Large, well equipped and fitted utility/laundry room | First Floor: Master bedroom with fitted furniture and lovely en suite bathroom/wc | Three further bedrooms, two of which share a Jack 'n' Jill en suite, and the third with its own dressing area and shower room/wc | Family bathroom/wc

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

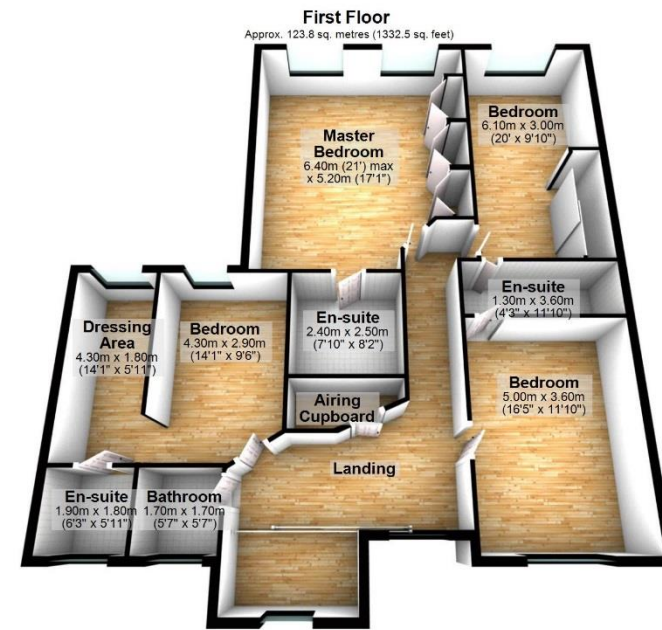
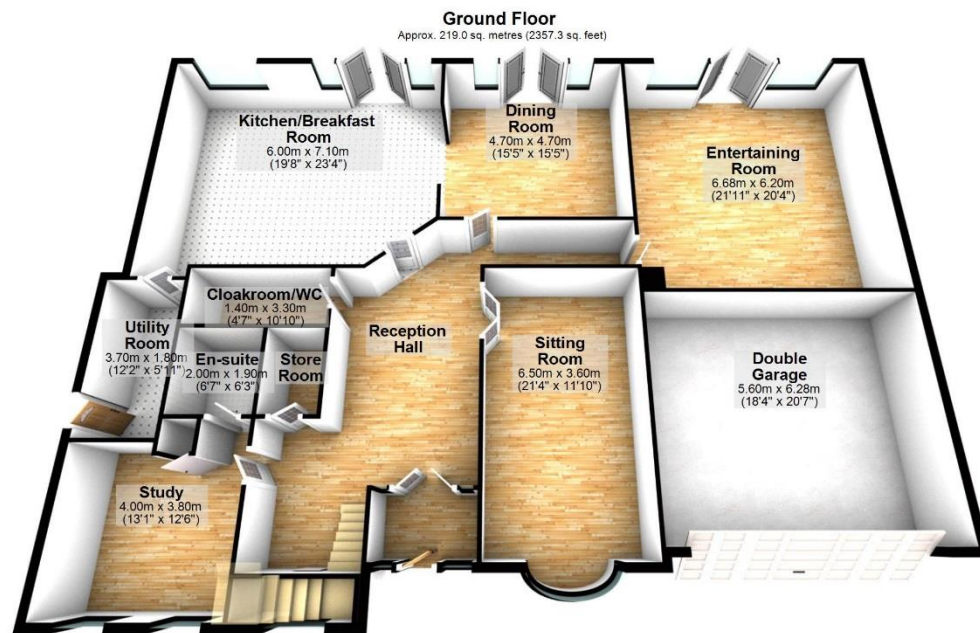
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Total area: approx. 342.8 sq. metres (3689.8 sq. feet)
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