



33 Eastern Way

Darras Hall





33 Eastern Way, Darras Hall, Ponteland, Newcastle upon Tyne NE20 9RD

Offers Over £675,000

This fabulous semi detached home occupies a magnificent site, set back on the sought after street, Eastern Way. The house enjoys close proximity to Ponteland High School and Ponteland village with its tremendous local facilities. The house, built originally in the early part of the 1900s, is situated on a deceptively large site with a very wide rear garden, giving a tremendous amount of family space and recreation areas. The front of the house has an electronic gate which lead into the driveway with parking for several cars.

The property, purchased by the current owners in 1998, has had a number of improvements carried out, as well as benefitting from significant alterations to the coach house, attached to the side of the property.

This superb family home has a cosy feel and extends to provide a large number of bedrooms, as well as independent accommodation for a relative if required. The original property has been extended to provide five bedrooms, by the addition of the room over the double garage, linking to a self contained apartment and the former coach house accommodating two bedrooms and a large bed/sitting room at first floor, a second lounge and kitchen, ideal for independent living.

Entrance vestibule leading through to the reception hall with cloakroom/wc | Family lounge with attractive coal burning fire and bay window | Sitting room, which opens up through double doors onto the garden | Kitchen which is fitted with a range of light wood cabinets, modern high quality flooring and built appliances | Beautiful breakfast/dining room | A separate passageway connects to a utility room, the gardens, and a double garage with electric door | The main staircase to the front of the house links to two double bedrooms, one of which benefits from an ensuite shower room | Family bathroom | Study | A passageway then links to a third double bedroom/study above the garage |

The extension then links to the coach house provides a bed/sitting room and a further bedroom. It could easily create two large double bedrooms with an ensuite shower room if required.

The ground floor of the coach house has its own separate access with an entrance hall, well fitted kitchen/breakfast room, and a lovely lounge with doors onto the garden. There are also two double bedrooms and a family bathroom.

The rear garden is particularly attractive with stone flagged patio terraces and a large open lawned garden with mature apple trees.

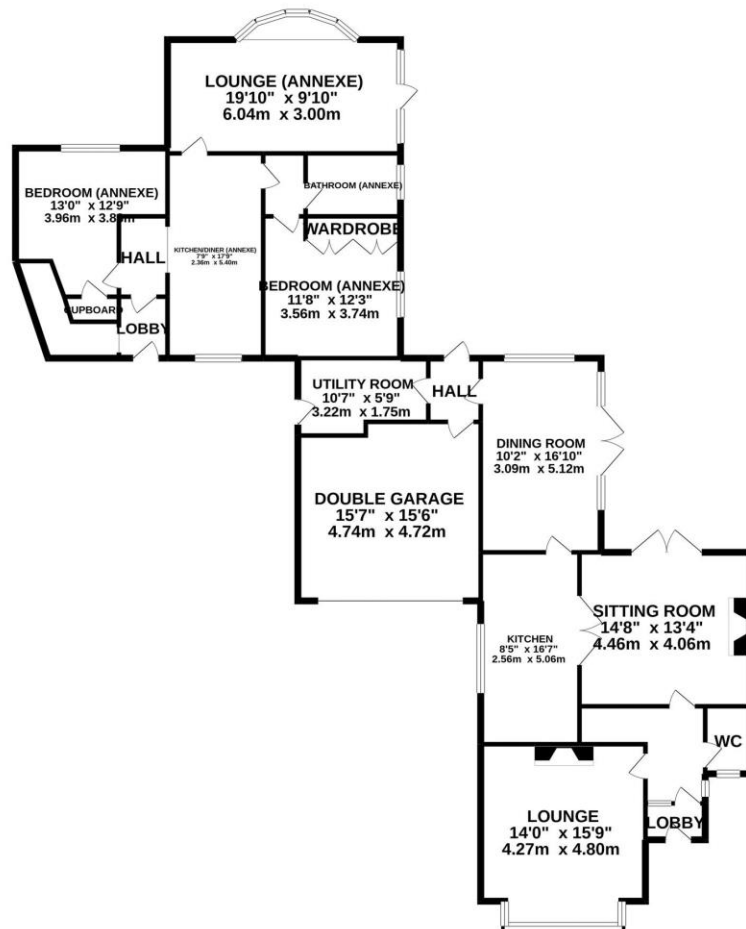




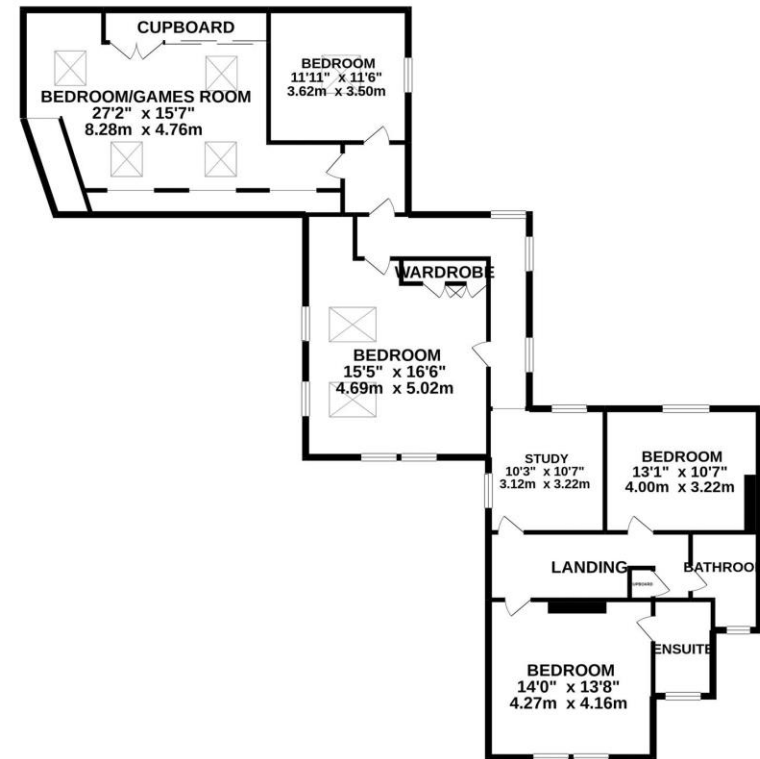




GROUND FLOOR
1931 sq. ft. (179.4 sq. m.) approx.



1ST FLOOR
1578 sq. ft. (146.6 sq. m.) approx.



TOTAL FLOOR AREA : 3509 sq. ft. (326.0 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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