



rare! From Sanderson Young



35 Darras Road
Darras Hall



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

Guide Price £2,200,000

A magnificent six bedroom luxury home, with individually designed accommodation of over 6000 sq ft, completed in 2017. The impressive family home occupies a mature garden plot of approx. 0.6 acres, which has been stylishly landscaped with beautiful symmetrical lawns and pathways, external lighting and mature trees and shrubs to the boundary. The house has an attractive wide frontage on Darras Road, with a lovely curved brick wall and electrically operated gates with intercom system connecting to the property and an extensive open block paved courtyard area providing parking for numerous cars. There is a detached triple plus garage with excellent storage space above and three electrically operated doors.

Stunning reception hallway, with beautiful Italian porcelain flooring and fabulous walnut wood internal doors and bespoke curved staircase with contemporary glass balustrades | Walk in cloakroom with open storage for coats and boots, and separate wc | Versatile reception room/study currently used as a playroom | Formal sitting room with a contemporary inset fireplace | The principal reception and living areas are at the rear of the house where there is a magnificent large family kitchen/living room and garden room, which extends into the bay with its large open glazing and sliding doors connecting onto the gardens | Well appointed kitchen/breakfast room fitted with a range of light grey high gloss cabinets with fabulous work top surfaces and extensive built-in appliances including Siemens double oven, ceramic and tepanyaki hob, and dishwasher | Laundry room with boiler and plant room | Fabulous games room with a bespoke bar and seating area, wood burning stove and lovely aspect overlooking the gardens to the rear | Impressive first floor circular galleried landing with feature lighting | Master bedroom suite with a fabulous en-suite luxury bathroom including circular Jacuzzi bath, walk in shower, twin wash hand basins and feature stone wall - there are large picture windows and sliding doors opening to a large private balcony with glass balustrade, ideal for summer afternoons and evenings | The bedroom also links into a wonderful en-suite dressing room, potentially a sixth bedroom, which is superbly equipped and fitted with a range of open storage space, drawer units and display areas | Three further large double bedroom suites, all with en-suite bath or shower/wet rooms, as well as walk-in dressing rooms | An enclosed staircase links to the second floor, providing a fifth bedroom or games room, with its own en-suite bathroom and separate recess area

35 Darras Road benefits from underfloor heating to the ground and first floor, two gas central heating boilers, high quality double glazing throughout as well as superb, contoured ceilings and feature lighting throughout.

Services: Mains gas, electricity, water and drainage | Tenure: Freehold | Council Tax Band: H | EPC Rating: B









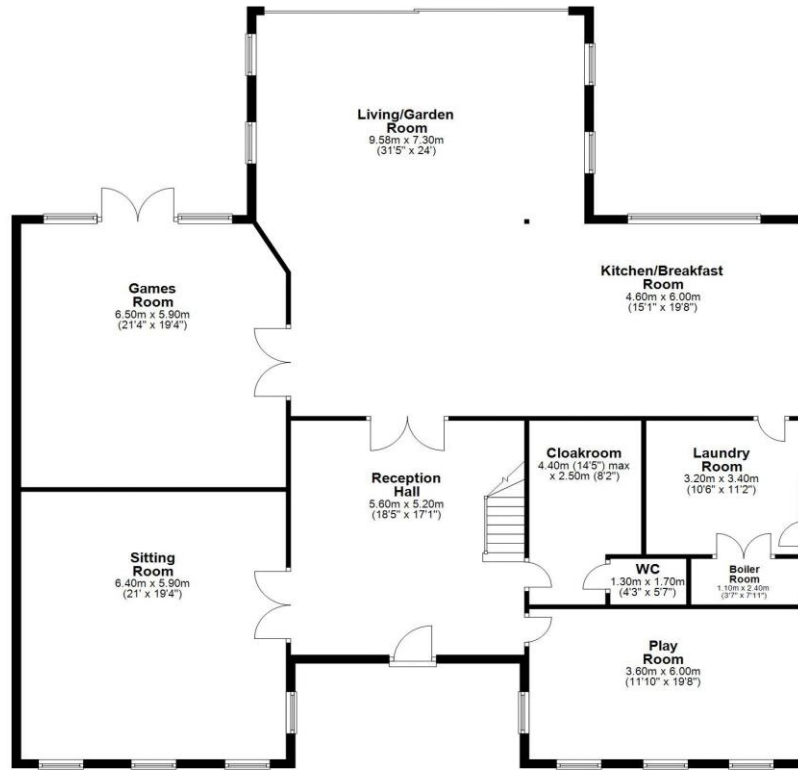






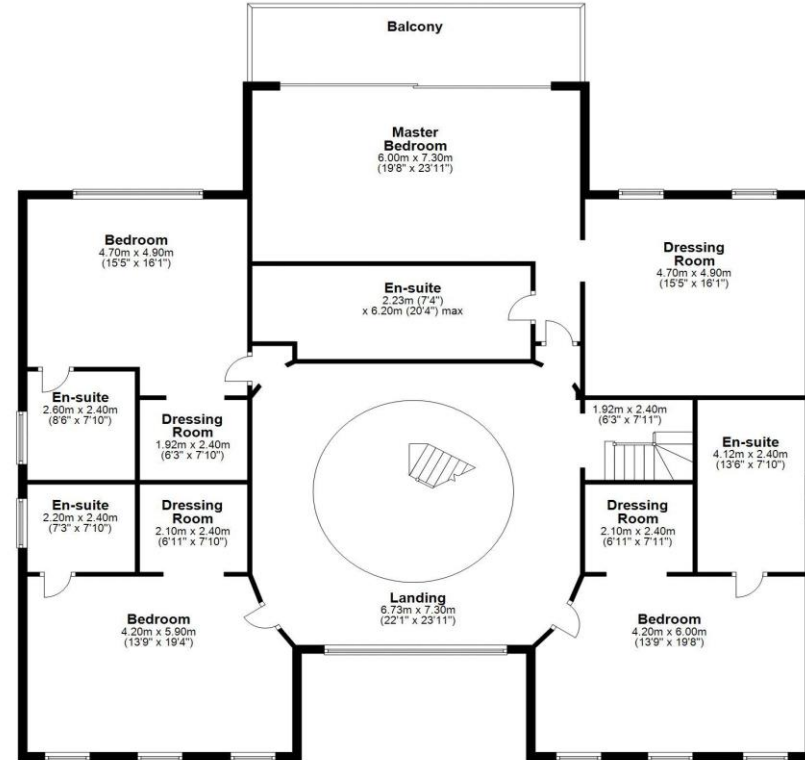
Ground Floor

Approx. 244.7 sq. metres (2634.4 sq. feet)



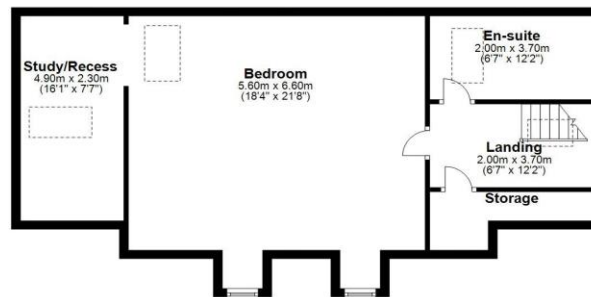
First Floor

Approx. 234.0 sq. metres (2519.3 sq. feet)



Second Floor

Approx. 69.9 sq. metres (752.8 sq. feet)



Total area: approx. 548.7 sq. metres (5906.4 sq. feet)
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All confidential enquiries to:
rare! Office, 95 High Street, Gosforth, Newcastle upon Tyne NE3 4AA
E: duncan.young@sandersonyoung.co.uk | E: ashleigh.sundin@sandersonyoung.co.uk
T: 0191 2233500 | www.sandersonyoung.co.uk