



## Edge Hill Ponteland

This magnificent property offers well-proportioned living accommodation and benefits from a fabulous garden with a sunny aspect. The front door opens to a lobby and a welcoming reception hallway giving access to a superb breakfasting kitchen with French doors to the dining room and access to a convenient utility room. There is a comfortable living room, conservatory, sitting room and a ground floor cloakroom and WC. Stairs lead to the first floor landing, a sizeable principal bedroom with en-suite shower room, family bathroom and a further four bedrooms, two of which also have en-suite shower rooms. Externally there is a driveway to the front leading to the double garage and beautiful mature gardens, laid to lawn with planted borders and patio areas to enjoy the sunny aspect. Darras Hall benefits from excellent amenities including schools for all ages, shops, transport links, leisure facilities, pubs cafes and restaurants.

**Guide Price: £775,000**

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# Edge Hill Ponteland

## Entrance Lobby

A welcoming lobby with double glazed windows and door to the front and solid wood flooring.

## Reception Hallway 10'1 x 13 (3.07m x 3.96m)

This sizeable hall has solid wood flooring, a walk-in cloaks cupboard, radiator and stairs to the first floor.

## Ground Floor WC

This room has a WC, laminate flooring, wash hand basin with tiled splashback, radiator and double-glazed window to the side.

## Sitting Room 12'11 x 15'7 max into bay (3.93m x 4.74m)

This room has a double-glazed box bay window to the front, two double glazed windows to the side, radiator and solid wood flooring.

## Dining Room 15'3 x 8'10 (4.64m x 2.69m)

A beautiful room with French doors to the kitchen, solid wood flooring, radiator and double-glazed windows to the front and side.

## Kitchen Breakfast Room 13'3 max x 22'4 max into recess (4.03m x 6.80m)

An impressive fitted kitchen with contrasting worktops, sink units inset, space for a range cooker with cooker hood, part tiled walls, integrated dishwasher, space for a fridge freezer, double glazed window to the rear, solid wood flooring, radiator and spotlights.

## Utility Room 4'9 x 19'8 max (1.44m x 5.99m)

This useful room has a double-glazed window and door to the rear, fitted base units with work surfaces and sink unit inset, spaces for appliances, central heating boiler, laminate tile flooring, tiled splashbacks and a door to the garage.

## Living Room 13'9 max into recess x 19'10 (4.19m x 6.04m)

A fabulous room with feature fireplace, carpeted flooring, wall lights, radiator, two double glazed windows to the side and sliding doors to the conservatory.

## Conservatory 12'4 x 14 (3.75m x 4.26m)

A lovely room with wood flooring and double-glazed doors opening onto the patio in the garden.

## Landing

A vast landing with carpeted flooring, double glazed window to the side, two storage cupboards, radiator and loft access.

## Principal Bedroom 22'3 plus recess x 14'4 max into recess (6.78m x 4.36m)

A comfortable room with double glazed windows to the rear and side, fitted wardrobes, carpeted flooring and radiator.

## En-suite Shower Room 6'2 x 8'10

A stylish en-suite with shower enclosure, wash hand basin, WC, tiled walls and flooring, double glazed window to the rear, spotlights and radiator.



**Bedroom Three 14'11 x 13'7 (4.54m x 4.14m)**

A generous room with double glazed window to the front, carpeted flooring and radiator.

**Bedroom Four 13'8 x 12'6 (4.16m x 3.81m)**

This bedroom has a double-glazed window to the front, carpeted flooring and radiator.

**Bathroom 13'3 x 7'1 plus recess (4.03m x 2.15m)**

A modern bathroom with bath tub and separate shower enclosure, WC, wash hand basin, tiled flooring, part tiled walls, spotlights and radiator.

**Bedroom Four 12'1 x 16'9 plus recess sloping ceiling (3.68m x 5.10m)**

An impressive room with double glazed dormer window to the front, carpeted flooring and radiator.

**En-suite Shower Room**

This room has a shower enclosure, wash hand basin, tiled flooring, part tiled walls and spotlights.

**Bedroom Two 16'3 x 10'7 sloping ceiling (4.95m x 3.22m)**

This room has a double-glazed dormer window to the rear, carpeted flooring and radiator.

**En-suite Shower Room 8'1 x 7 (2.46m x 2.13m)**

This room has a shower enclosure, WC, wash hand basin, tiled flooring, part tiled walls, radiator and double-glazed window to the rear.

**Garden**

The property has a beautiful mature garden with areas laid to lawn, patio to enjoy the sunny aspect, planted borders and a substantial tarmac driveway leading to the double garage.

**Double Garage 17'1 x 19'11 (5.20m x 6.07m)**

This generous garage has two electric doors to the front.

**PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: ADSL

Mobile Signal Coverage Blackspot: No

Parking: Garage with driveway

**MINING**

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

**TENURE**

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND: G**

**EPC RATING: TBC**

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FLOORPLAN TO FOLLOW

EPC TBC



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