



Ashdale Darras Hall

This fabulous bungalow benefits from a sought-after cul-de-sac location, a wonderful sunny aspect and no onward chain. The front door opens to a welcoming entrance porch with access to an inner hallway. There is a fitted kitchen with a door to the double garage, an open plan dual aspect lounge with mezzanine style dining room, an exceptional garden room with vaulted ceiling, three well-proportioned bedrooms and a stylish modern bathroom. Externally there is generous driveway with parking for several vehicles and access to the garage. There is a beautiful garden with well stocked planted borders, areas laid to lawn, greenhouse and soft fruits. Darras Hall is a sought-after location with highly regarded schools. excellent transport links, shops, cafe's, restaurants and pubs in Ponteland village.

Asking Price **£525,000**

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Ashdale Darras Hall

Entrance Porch

A wonderful entrance porch with tiled flooring, double glazed door to the front and double-glazed window to the side.

Inner Hallway

A carpeted inner hallway with radiator and access to the kitchen and dining room/lounge.

Kitchen 11'1 x 9'5 (3.38m x 2.87m)

The fitted kitchen benefits from contrasting work surfaces, sink unit inset, part tiled walls, space for a washing machine, space for a fridge freezer, electric oven and hob, cooker hood, hatch to the dining room, a door to the garage, radiator, double glazed window to the side and carpeted flooring.



Dining Room 15'3 x 10'10 (4.65m x 3.30m)

A carpeted dining room with radiator, doors to the garden room and mezzanine overlooking the lounge.

Lounge 12 x 13'10 (3.66m x 4.22m)

A light and airy room with carpeted flooring, double glazed window to the rear overlooking the garden, double glazed window to the side, radiator, fireplace and opening to the dining room.



Garden Room 11'6 x 10'2 (3.5m x 3.1m)

A fabulous room with vaulted ceiling, double glazed windows to the front, side and rear, double glazed sliding doors to the patio area, solid wood flooring and wall lights.

Inner Hallway

A carpeted night hall with storage cupboard, loft access and air circulator.

Bedroom One 11'11 plus wardrobes x 10'11 (3.63m x 3.33m)

A well-proportioned bedroom with double glazed window to the front, carpeted flooring, radiator and fitted wardrobes.

Bedroom Two 11'11 x 9 (3.63m x 2.74m)

A lovely room with carpeted flooring, radiator, fitted wardrobes and a double-glazed window overlooking the rear garden.

Bedroom Three 7'11 x 11'1 (2.41m x 3.63m)

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



Bathroom 8'4 max x 8' max into recess (2.54m x 2.44m)

The stylish bathroom suite benefits from a bath with shower over, wash hand basin, WC, storage cupboard, wood effect flooring, radiator, spotlights, extractor fan and two double glazed windows to the side.

Garage 15'11 x 15'11 (4.85m x 4.85m)

A generous garage with electric roller shutter door to the front, double glazed window and door to the side, light, power and water.

Garden

To the front is a beautiful garden laid to lawn with planted borders, patterned concrete driveway providing parking for several vehicles and leading to the garage. To the rear and side is a mature garden laid to lawn with patio area benefitting from a remote-control canopy, planted borders, vegetable patch, area for soft fruits and greenhouse with automatic watering system.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE CABINET

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY AND GARAGE

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

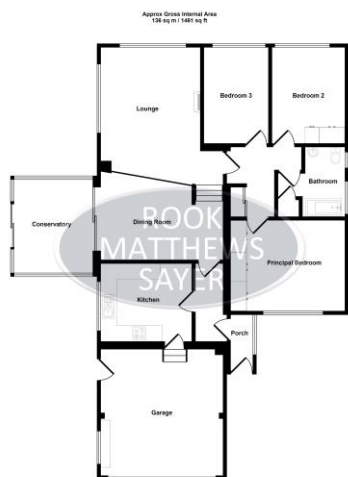
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: E

EPC RATING: TBC

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Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and the responsibility is placed on any other interested or interested parties. Some of the items such as bathroom fixtures are represented only and may not have the real items. Made with Modern Gravity 300.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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