



## Middle Drive

Darras Hall, Ponteland

On offer is a neutrally decorated, detached bungalow that is currently listed for sale. This remarkable property comprises two well-proportioned reception rooms, a generously sized kitchen, two double bedrooms and all sitting on a 1/3 acre of land with a South facing lawn.

Offers Over **£495,000**

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# Middle Drive

## Darras Hall, Ponteland

### PROPERTY DESCRIPTION

The main reception room is a truly inviting space, bathed in natural light and featuring an open fire that adds an irresistible touch of charm. The second reception room is a delightful conservatory, creating a perfect setting for relaxation or informal gatherings. The extended kitchen boasts Shaker style units, a vaulted ceiling, in the dining area, that enhances the sense of space, and a spacious utility room for added convenience. Natural light floods the room, and there is direct access to the garden, providing an effortless indoor-outdoor flow.

The master bedroom is a spacious sanctuary, complete with built-in wardrobes and a large bay window that ensures an abundance of light. The second bedroom also benefits from a bay window, adding character and additional light. The home's modern bathroom includes heated floors and a heated towel rail for that touch of luxury, along with a contemporary shower room.

The property's exterior is equally impressive, boasting approximately 1/3 acre of land with a south-facing garden. This outdoor space is beautifully maintained, featuring mature planting and trees that contribute to a sense of tranquillity and privacy.

Located in a sought-after location, the property enjoys proximity to public transport links, local amenities and green spaces, making it as convenient as it is charming. With its unique features, such as the fireplace and the extended kitchen, this bungalow is a wonderful blend of comfort, style and functionality.



Living Room: 21'01" x 13'00" - 6.43m x 3.96m

Kitchen: 15'06" x 10'03" - 4.72m x 3.12m

Dining Room: 14'05" x 10'03" - 4.39 x 3.12m

Conservatory.

Utility Room.

Bedroom One: 17'01" - (into bay) x 12'11" - 5.21m x 3.94m

Bedroom Two: 13'07" (into bay) x 11'01" - 4.15m x 3.38m

Shower Room: 9'03" x 7'07" - 2.82m x 2.31m

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY

#### MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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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