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EDGE HILL, DARRAS HALL, NE20

Offers Over £850,000

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Outstanding Detached Single Storey Home Situated within Darras Hall & Boasting Almost 2,400 Sq ft of Internal Living Space, along with an Extensive South Facing Rear Garden with a Superb Living Room, Impressive Open Plan Kitchen/Dining & Family Space, Three Double Bedroom Suites & Large Driveway Providing Off Street Parking for Multiple Vehicles.

This excellent detached home is ideally positioned on Edge Hill, Darras Hall. Edge Hill, which is tucked just off from Callerton Lane and Western Way is perfectly placed to provide easy access into the delightful village of Ponteland with its wide range of shops, cafes, restaurants and amenities. The property is also located just a short walk from the shops of The Broadway as well as outstanding local schooling and Ponteland Leisure Centre.

Excellent road transport links provide straightforward access into Newcastle City Centre, as well as Newcastle International Airport, and surrounding areas via well-connected road networks, making it well-suited to families and professionals seeking a high-quality home in a well-connected residential location.

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The internal accommodation comprises: Double doors open into a spacious central reception hallway with herringbone style flooring running through most of the property, creating a strong sense of continuity and providing access to all principal rooms. The living room is positioned to the rear, the kitchen/dining room accessed directly from the hall, and bedroom accommodation arranged to either side.

The living room overlooks the rear garden and is a standout space, generously proportioned and filled with natural light from three sets of French doors that frame the views across the rear gardens and provide direct access to the courtyard and garden, providing excellent indoor and outdoor living. A contemporary, French style, sandstone fireplace sits centrally, adding definition while maintaining a clean, modern feel.

The hallway then leads through to the open plan kitchen/dining room, which is equally impressive in scale and finish, centred around a substantial island and fitted with a range of fitted shaker wall and base in frame units, offering extensive storage and preparation space. There is ample room for dining, making it a highly functional and social area, with French doors opening onto the garden and enhancing natural light. A separate utility room continues the same level of finish with additional units and work surfaces and incorporates a convenient WC.

The master bedroom provides a well-proportioned double, featuring a walk-in wardrobe with carpet flooring and additional fitted storage, leading through to a spacious en-suite bathroom comprising a freestanding bath, open shower area, WC and basin, finished with grey tiling. A further double bedroom is positioned to the front with fitted storage and its own en-suite shower room with contemporary finishes. Bedroom three is also set to the rear, and provides a generous double, featuring an impressive vaulted ceiling, en-suite bathroom fitted with a bath, WC and basin, finished with co-ordinating tiling.

Externally, the property sits within a generous plot with a wraparound garden, offering a large lawned area and a patio seating space positioned to take advantage of direct access from both the living room and kitchen/dining room. To the front, a substantial driveway with a gated entrance provides ample off-road parking, complemented by a spacious gravelled area.

Immaculately presented throughout, early viewings are deemed essential.



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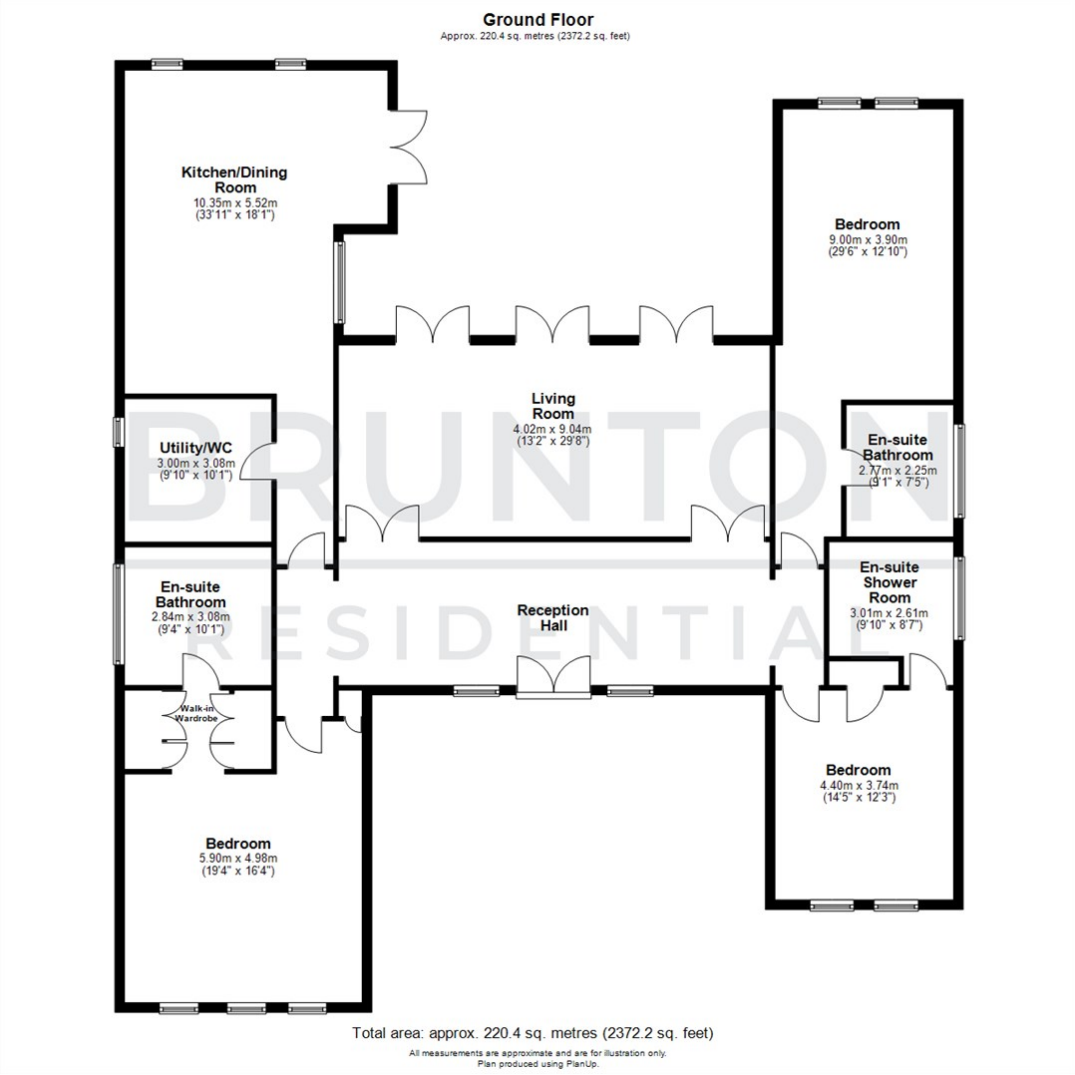
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : F

EPC RATING :



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC