



Pembroke Drive Darras Hall, NE20 9HP

A three bedroomed detached bungalow situated within this sought after cul-de-sac in this highly desirable residential location. Backing onto open countryside the property has had some improvements, yet would benefit from further updating, and therefore presents an excellent opportunity for the purchaser to create a superb property to their own taste and requirements. With gas fired central heating, the accommodation comprises briefly:- Entrance porch, reception hall, cloakroom/wc, 18' lounge through to dining room, fitted kitchen, rear hall, three bedrooms and refurbished bathroom/wc. There are good sized front and rear gardens. Ideal for a couple or family, internal inspection is highly recommended to fully appreciate the benefits and possibilities of this excellent bungalow. Darras Hall is a highly sought after residential area, well served by good local amenities including schools for all ages and further facilities in the adjoining village of Ponteland with a range of pubs, restaurants, shops and leisure amenities. The area is well placed for access to surrounding towns and villages, as well as Newcastle International Airport and the City of Newcastle upon Tyne itself.

£ 365,000



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ENTRANCE PORCH window and door to front.

RECEPTION HALL double and single central heating radiators.

CLOAKROOM/WC fitted with low level wc and pedestal wash hand basin with mirror over, cloaks rail and window to front.

LOUNGE 18' 6" (5.64m) x 14' 6" (4.42m) with feature recessed coal effect real flame gas fire with marble surround, pine panelled ceiling, double central heating radiator, double glazed picture window and door to front, window to side and through to –

DINING ROOM 11' 4" (3.45m) x 10' 8" (3.25m) pine panelled ceiling, double glazed window to rear.

KITCHEN 10' 9" (3.28m) x 10' 4" (3.15m) plus recess, fully fitted with a range of wall and base units with inset stainless steel sink unit to round edged work surfaces with tiled surrounds, inset four ring gas hob, central heating boiler, plumbing for automatic washing machine, window to rear.

REAR HALL 9' 0" (2.74m) X 5' 0" (1.52m) central heating radiator, windows and door to rear.

BEDROOM ONE 12' 10" (3.91m) x 10' 4" (3.15m) plus door recess, range of fitted wardrobes with storage cupboards over, double central heating radiator, double glazed window to rear.

BEDROOM TWO 11' 11" (3.63m) x 10' 5" (3.18m) plus door recess, built-in double wardrobes with storage cupboards over, double central heating radiator, window to rear.

BEDROOM THREE 10' 9" (3.28m) x 10' 1" (3.07m) double glazed window to side.

BATHROOM/WC refurbished with contemporary suite in white with modern chrome fittings comprising low level wc., wall mounted wash hand basin and double ended bath with central mixer tap and mains shower over, tiled surrounds, tiled floor, window to front.

ATTACHED GARAGE 1.5 width garage with up and over door, electric lights and power points.

EXTERNALLY There is a generous front garden with lawn, a range of plants and flowers to the borders and driveway leading to the garage. To the rear of the property there is a good sized garden with patio and lawn, summer house and a variety of plants and shrubs, all of which backs onto open fields.



Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E	61	70	(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer 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 any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

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