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Middle Drive  
Darras Hall

# Middle Drive, Darras Hall, NE20 9DW

## Auction Guide Price £595,000

**\*\*To be sold at auction on Thursday 28<sup>th</sup> August 2014 at Newcastle Marriot Hotel, Gosforth Park, registration starts at 18:30.**

A beautifully presented and appointed four/five bed roomed detached family house, occupying an excellent corner plot, overlooking school playing fields to the front and well placed for Darras Hall shops and amenities. Gas fired central heating and sealed unit double glazing, the well-presented accommodation comprises briefly: spacious reception hall, refurbished cloakroom/wc, 20ft lounge with wood burning stove, French doors to 19ft orangery, dining room, family/breakfasting room leading through to well fitted kitchen, utility room, galleried landing, master bedroom with ensuite bathroom/wc, guest bedroom two with ensuite bathroom/wc, two further bedrooms and refurbished family bathroom/wc. There is a double garage, alongside beautifully stocked and presented front, side and rear gardens. This property is ideal for a family purchaser looking for an exceptional property in an excellent and highly sought residential area.

Middle Drive is situated within the highly sought after Darras Hall Estate, well placed for the excellent range of amenities alongside those in the adjoining village of Ponteland, including schools for all ages, an excellent choice of shops including Waitrose, a variety of pubs and restaurants and a number of sports and leisure facilities including leisure centre swimming pool and the golf club. Darras Hall is within commuting distance of Newcastle upon Tyne and ideally situated alongside Newcastle International Airport.

The accommodation comprises:

**RECEPTION HALL 16'9" x 13'9"** A spacious reception area with high vaulted ceiling and galleried landing above, wood effect laminate flooring, two central heating radiators, spacious walk in cloaks cupboard with additional storage cupboard and

staircase leading to the first floor.

**CLOAKROOM/WC** Refurbished with suite in white comprising: low level wc with concealed cistern, vanity unit with inset wash hand basin, half tiled walls, tiled floor, double glazed window to the front.

**LOUNGE 20'2" X 19'8"** Wood burning stove set within an attractive Louis style fireplace, two central heating radiators, double glazed window to the side and double glazed window and French doors leading the orangery.

**ORANGERY 19'4" x 11'2"** Tiled floor, exposed rustic brick work, central ceiling fan and light fitting, double glazed windows and French doors leading to the rear garden.

**DINING ROOM 14'1" x 11'4"** Central heating radiator and double glazed window to the front and the side.

**FAMILY /BREAKFAST ROOM 20'3" X 11'4"** With two ceiling roses, double panel central heating radiator, double glazed picture window and French doors to the rear garden and two archways leading through to:

**KITCHEN 14'2 x 9'3"** Very well fitted with an excellent range of oak fronted wall and base units with inset 1 ½ bowl stainless steel sink unit to granite work surfaces with concealed lighting over and tiled surrounds, range master Toledo range style cooker, integral dishwasher and fridge with matching doors, inset ceiling spot lights and double glazed window to the rear.

**UTILITY ROOM 8'7" x 6'0"** With oak fronted base units with stainless steel sink unit, plumbing for automatic washing machine, inset ceiling spotlights, central heating radiator with a double glazed door to the rear.

**STUDY/BEDROOM FIVE 11'9" x 10'0"** Double panel central

heating radiator and double glazed window to the side.

**FIRST FLOOR GALLERIED LANDING 19'2" x 10'7"** Spacious walk-in airing cupboard, central heating radiator.

**BEDROOM ONE 16'3" x 14'0"**(plus entrance hall area) With two spacious walk-in his and her wardrobes, central heating radiator and double glazed window to the rear.

**ENSUITE BATHROOM/WC 10'8" x 7'7"** (max) With low level wc, pedestal washing basin with tiled splash back and panelled bath with shower over, shower screen with fully tiled surrounds, heated towel rail, storage cupboard, double glazed window to the side.

**GUEST/BEDROOM TWO 15'6" x 11'4"** (plus entrance hall) Central heating radiator and double glazed window to the front.

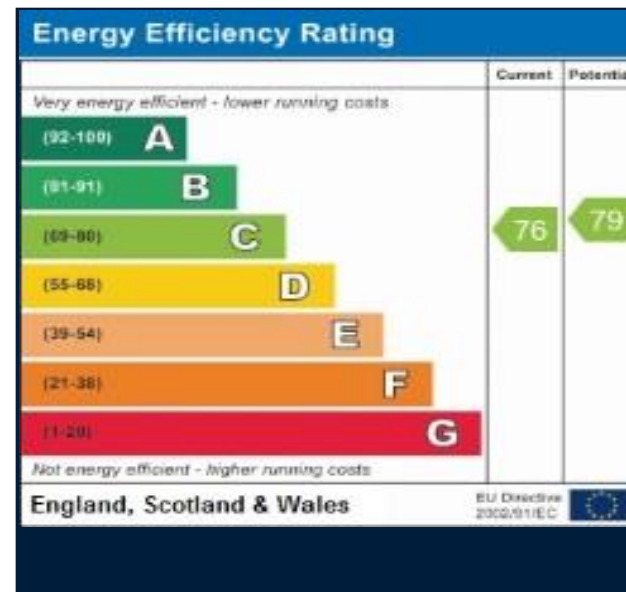
**ENSUITE BATHROOM/WC 8'5" x 5'2"** With white suite comprising: low level wc, pedestal wash hand basin, panelled bath, half tiled walls, tiled floor, inset ceiling spotlight, heated towel rail and double glazed window to the side.

**BEDROOM THREE 24'0" x 12'0"** A spacious split level room, central heating radiator, built in storage cupboard, double glazed window to the front and velux double glazed roof light to the side.

**BEDROOM FOUR 13'9" x 12'7"** Built in double wardrobe, central heating radiator and double glazed window to the rear.

**BATHROOM/WC** Refurbished with five piece bathroom suite in white comprising: low level wc, vanity unit with inset his and her wash hand basins with individual mirror over, inset bath with marble surrounds, walk-in shower enclosure with electric shower unit, fully tiled walls, marble tiled floor, inset

ceiling spot lights, chrome towel warmer and double glazed window to the rear.



GARAGE 19'0" x 15'0" Electric roller shutter door and electric light.

EXTERNALLY The property is approached via a brick pillared entrance with wrought iron gates leading to a gravelled driveway with parking for a number of cars. The gardens are beautifully tended and stocked with lawns extending to the side and rear of the property with comprehensively stocked borders comprising: excellent collection of plants, shrubs, and flowers, pond, arbour, timber shed, external water tap, and security light.

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