



Willow Way
Darras Hall, NE20 9RF

FINE LIVING





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Rarely does such a unique property come to the market place. Designed by the present owners this outstanding luxurious family home maximises space and light worthy of top executive or international style buyer. Deceptively spacious this contemporary build boasts generous open plan living areas, combining both cooking, dining and relaxing, with floor to ceiling glazing and French doors onto patios and garden. The property includes mood lighting to the principal entertainment areas, limestone porcelain tiles with independently controlled under floor heating throughout, beautiful oak doors, sophisticated sound audio system which can also be independently controlled from most rooms. The grounds extend to a ¼ acre, to the rear patio areas, large lawned garden and views to open fields, mature trees and conifer trees. With double garage and large block paving driveway to the front providing generous parking. Willow Way is positioned on the periphery of the estate and has views over open countryside to the rear, yet lies within walking distance of Ponteland village and amenities including good restaurants, golf club, swimming pool, public houses to name but a few.

£900,000

The accommodation has attractive entrance lobby and cloaks cupboard, double doors leading through to the delightful reception hall with fabulous mood lighting and limestone porcelain tiles with under floor heating, attractive décor throughout including two tone pale/stone coloured polished plaster to principal reception rooms. The hall leads off to Cloakroom/wc further accommodation includes; Music Room to the front of the property, from the reception hall, stairs to the contemporary family room with floor to ceiling glazing and French doors to the front elevation and balcony. To the rear of the property are the open plan living areas with kitchen/breakfasting room flowing into living and dining areas, with floor to ceiling glazing and French doors onto patios and garden, with views to open fields to the rear. The main kitchen/breakfasting area is a magnificent feature of the house. Supplied by Mowlem & Co, having been carefully planned and designed to maximise storage yet remain uncluttered. It is extensively equipped with cabinets in a walnut finish with floor to ceiling cupboards to one wall, housing two Gaggenau ovens, (one steam, one pizza), fridge freezer, Miele coffee machine, larder cupboards and further cupboard with sliding doors concealing an extra workstation where smaller appliances can be kept and used. The large rectangle island with vanilla Corian work surface and integral one-and-a-half bowl sink and Domo Innox tap

with pull-out spray, The vanilla Corian contrasts beautifully with walnut cabinets and also incorporates De Dietrich sleek induction hob, Japanese teppan plate, custom built double motor hood, integrated Siemens dishwasher, glass and steel breakfast bar. With access to utility room. To the first floor, the accommodation includes; Master suite with dressing area and extensive wardrobes, concealed access to a magnificent en-suite bathroom with Kohle suite. Bedroom two with walk in dressing room and Jack and Jill en-suite bathroom with Kohle suite which is also en suite to Double Bedroom 3. With a further double bedroom (fourth) including fitted robes. Also to the first floor family bathroom by Kohle, and Study/Bedroom 5 incorporating concealed built-in single bed.

Full details to the property:

Glazed door to entrance lobby with large cloaks cupboard, limestone porcelain tile, with under floor heating, double doors to -

DELIGHTFUL RECEPTION HALL 24'0" x 6'0" decorated with magnificent two-tone pale/stone coloured polished plaster to walls, limestone porcelain tiles with independently controlled under floor heating, inset spot lighting and mood lighting, fitted cupboards,

access to -

MUSIC ROOM (front) 12'3" x 13'2" floor to ceiling square bay window to front elevation, limestone porcelain tiles with independently controlled under floor heating, inset spot lighting, telephone point.

CLOAKROOM supplied by Kohle comprising low level wc, contemporary basin on wood base, with concealed mixer tap set into mirror wall cabinet, limestone porcelain tiles with independently controlled under floor heating, inset spot lighting, extractor fan, tiled walls.

Double doors from the RECEPTION HALL through to open plan -

KITCHEN/BREAKFAST ROOM 16'1" x 18'3" designed by Mowlem & Co., this contemporary kitchen has been carefully designed and is equipped with cabinets in a walnut finish with floor to ceiling cupboards to one wall, housing two Gaggenau (one steam, one pizza) ovens, inset spotlighting to ceiling, television point, fridge freezer, Miele coffee machine, larder cupboards and further cupboard

with sliding doors concealing an extra workstation where smaller appliances can be kept and used. With speaker and control for sophisticated sound audio system.

The large rectangle island with vanilla Corian work surface and integral one-and-a-half bowl sink and Domo Inox tap and pull-out spray. The vanilla Corian contrasts beautifully with walnut cabinets and also incorporates De Dietrich sleek induction hob, Japanese Tepan plate, custom built double motor hood, integrated Siemens dishwasher, ample drawers for cutlery, crockery and pans, glass and steel breakfast bar, floor to ceiling glazing and French doors to one wall, limestone porcelain tiles with independently controlled under floor heating, and access to -

UTILITY ROOM 13'10" x 7'6" fitted with an excellent range of floor units, one and a half bowl sink unit, limestone porcelain tiles with independently controlled under floor heating, space for American fridge freezer, inset spotlights to ceiling, space for tumble dryer, plumbing for washing machine, door and window to side garden.

From the Kitchen/Breakfast room into reception areas:

DRAWING ROOM AND DINING ROOM 38'0" x 13'10" magnificent entertainment areas with limestone porcelain tiles independently controlled under floor heating, four built in cupboards, one housing cabling for entertainment systems including Sky and internet wiring, two shelved cupboards and the final cupboard in the dining area with integrated wine rack. Attractively decorated with magnificent two-tone pale/stone coloured polished plaster to one wall, inset spot lighting to ceiling and mood lighting. The particular of these two rooms is the dividing chimney with gas point for stove, the chimney also has wiring for wall mounted television screen/internet access, speaker and control for sophisticated sound audio system. Both rooms have floor to ceiling glazing to the external wall with French doors onto side and rear patios and garden, with views to open fields to rear.

From the reception hall limestone steps, steel and glass staircase with mood lighting leading to

FAMILY ROOM 18'3" x 20'3" attractively decorated with pale coloured polished plaster to walls, magnificent floor to ceiling glazing and French doors onto balcony overlooking first floor landing, limestone porcelain tiles with independently controlled

under floor heating, steel and glass staircase, wiring for wall mounted television with speaker and control for sophisticated sound audio system.

From the family room limestone steps, steel and glass staircase with mood lighting leads to -

FIRST FLOOR GALLERIED LANDING limestone porcelain tiles with independently controlled under floor heating, dark coloured polished plaster to walls, inset spot lighting to ceiling and mood lighting, window to front, doors lead to -

STUDY/BEDROOM FIVE 7'7" x 10'2" limestone porcelain tiles with independently controlled under floor heating, inset spot lighting to ceiling, wall light points, window to rear, speaker and control for sophisticated sound audio system, telephone point, built in desk and cupboards incorporating concealed built-in single bed.

BEDROOM FOUR 17'4" x 11'1" (front) limestone porcelain tiles with independently controlled under floor heating, inset spot lighting to ceiling, floor to ceiling glazing to front, built in dressing table/desk, television point, access to -

DRESSING ROOM large walk in dressing room with hanging and shelving space, inset spot lights to ceiling and door leading to -

JACK AND JILL EN-SUITE BATHROOM supplied by Kohle comprising low level wc, contemporary vanity unit with cupboards beneath, attractive wall tiling, limestone porcelain tiles with independently controlled under floor heating, inset spot lighting, heated towel rail, extractor fan, double shower cubicle with power shower, inset bath with centre mixer tap, window to side, door leading to -

BEDROOM THREE (side) 9'5" x 20'5" limestone porcelain tiles with independently controlled under floor heating, inset spot lighting to ceiling, window to side, range of glass fronted wardrobes, inset spot lights to ceiling, television point, built in desk/dressing table.

BEDROOM TWO (side) 19'6" x 9'3" limestone porcelain tiles with independently controlled under floor heating, inset spot lighting to ceiling, window to side, range of glass fronted wardrobes, inset spot lights to ceiling, built in desk/dressing table, television point.

MASTER SUITE (rear) BEDROOM 21'8" x 12'5" (incorporating dressing room) floor to ceiling glazing, overlooking rear patio and garden and views to open fields in the distance, further window to rear, limestone porcelain tiles with independently controlled under floor heating, inset spot lighting to ceiling, speaker and control for sophisticated sound audio system.

DRESSING AREA fitted with an excellent range of glass and mirror fronted wardrobes, inset spot lights to ceiling, wall light points, television and telephone point, glazed door conceals access to -

EN SUITE BATHROOM/WC luxuriously appointed with suite by Kohle comprising wall mounted wash basin, double shower cubicle, attractive wall tiling, freestanding bath, low level wc, limestone porcelain tiles with independently controlled under floor heating, heated towel rail, speaker and control for sophisticated sound audio system, window to side, inset spotlighting to ceiling and mood lighting.

SHOWER ROOM/WC this Kohle suite comprises wall mounted wash hand basin, low level wc, heated towel rail, double shower cubicle, extractor fan, inset spot lights to ceiling, limestone porcelain tiles with independently controlled under floor heating.

DOUBLE GARAGE 20'5" x 19'2" with electric garage door, power and lighting, Baxi central heating boiler, water tank, door to side garden.

EXTERNALLY The front of the property is approached via a large block paved driveway providing generous parking and access to the double garage. Conifer trees to the perimeter, lawn, mature trees, gravelled areas, access to rear enclosed garden with large lawn area, mature trees to the perimeter, block paved patio areas, and views to countryside in the distance.

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