



# 5 High View

Darras Hall



SANDERSON  
YOUNG





5 High View  
Darras Hall, Ponteland, NE20 9ET

Great Detached Family Home Boasting Three Reception Rooms, Kitchen/Breakfast Room, Four Good Sized Bedrooms, Family Bathroom plus Ensuite Bathroom, Mature Lawned Gardens & Off Street Parking for Several Vehicles & Integral Double Garage!

This lovely, detached and extended family home is ideally located on the desirable High View, Darras Hall. High View, which is positioned off Edge Hill and Whinfell Road, is perfectly placed to provide easy access into the village of Ponteland with excellent shops, cafes, restaurants and outstanding local schooling. The property itself is accessed via a long driveway which sits to the side of a large, lawned south facing front garden that leads down to the side of the property.

Price Guide:  
Guide Price £525,000

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The main entrance is accessed over a paved walkway and gives access to a front porch, which in turn leads through to a central entrance hallway with a staircase leading to the first floor.

To the left hand side of the hallway, there is an extensive living room with dual aspect windows and doors leading to the rear gardens. The lounge interconnects through to the dining room with a door leading back into the main hallway. To the right hand side of the hallway is a snug/family room, which is positioned next to the kitchen/breakfast room. The kitchen/breakfast room offers a door leading into the integral double garage.

The stairs then lead up to the first floor landing and onto four bedrooms, of which three are comfortable doubles, with the principal suite having been extended over the garage to create a large double bedroom suite with a refitted, ensuite bathroom with separate shower. There is also a separate family bathroom which is accessed from the landing.



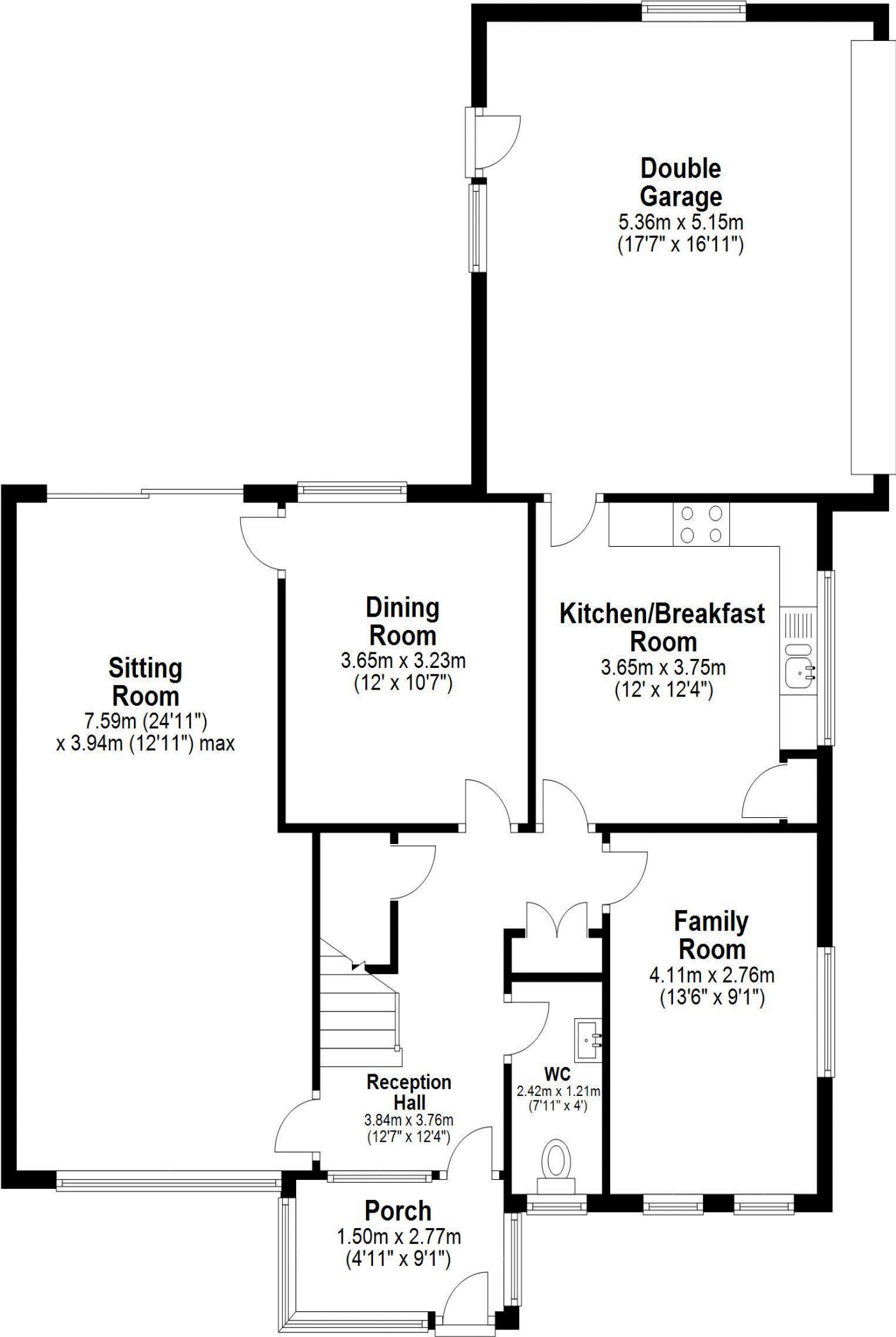
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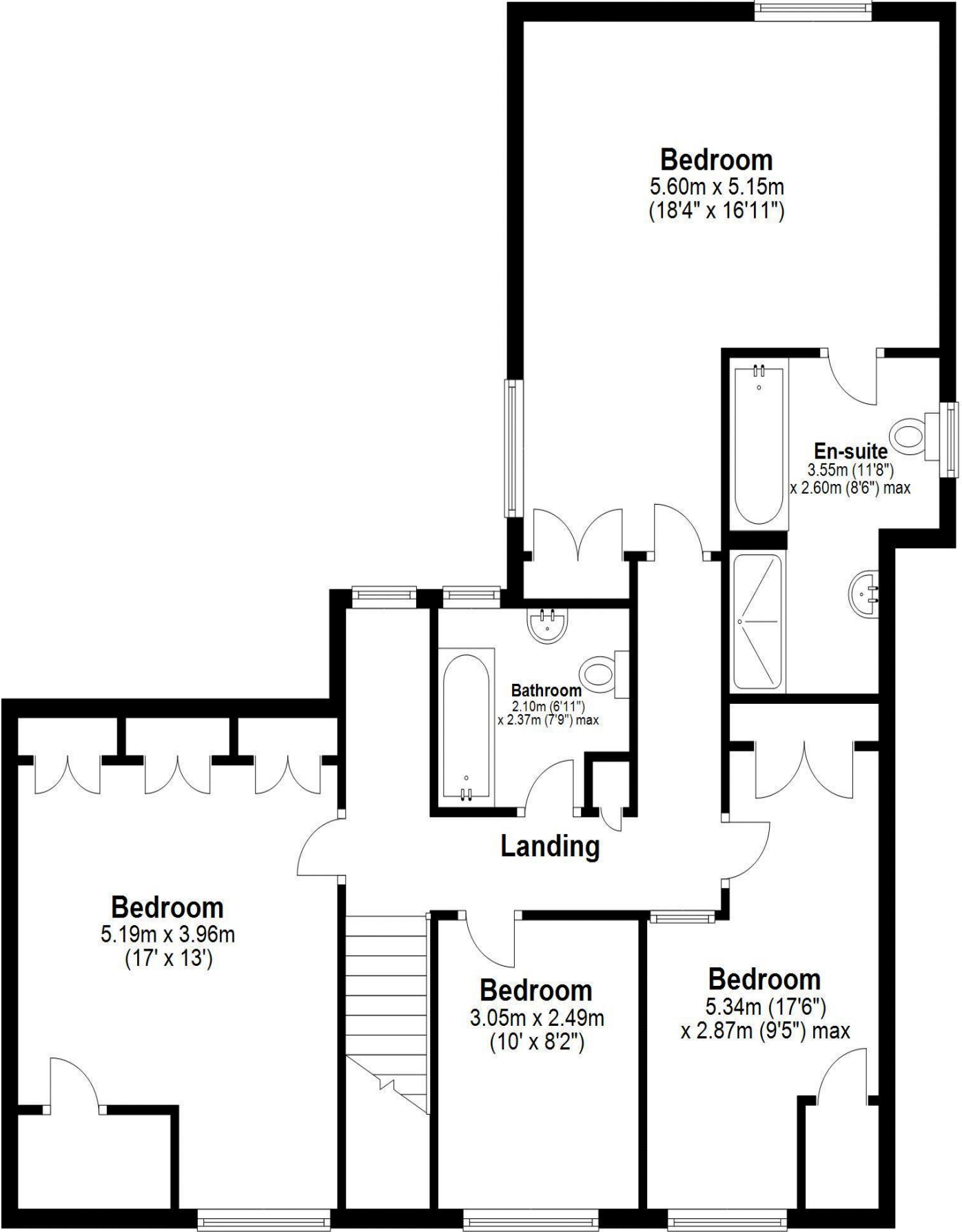
**Ground Floor**

Approx. 114.5 sq. metres (1232.5 sq. feet)



**First Floor**

Approx. 94.2 sq. metres (1014.2 sq. feet)



Externally, the property offers a generous garden plot, which extends to approximately 0.25 of an acre, with mature gardens that are laid predominately to lawn with well stocked borders and fenced boundaries.

The rear gardens enjoys a paved patio area to the rear which offers space for garden furniture or for entertaining. The property also offers a large integral garage with electronic up and over door. This is an excellent opportunity to purchase a desirable detached home and an attractive plot within Darras Hall. Early viewings are deemed essential.

Services: Mains electric, gas, water and drainage | Tenure: Freehold | Council Tax: Band F | Energy Performance Certificate: Rating D

Total area: approx. 208.7 sq. metres (2246.7 sq. feet)  
**5 High View, NEWCASTLE UPON TYNE**



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