



## Linden Way Darras Hall

This beautiful four-bedroom, three-bathroom house is situated in a sought-after location close to Broadway shops. This elegant property offers a warm and inviting atmosphere, with plenty of space for comfortable family living. As you step into the reception porch, you will immediately feel at home. The ground floor features a convenient WC and an elegant dining kitchen, perfect for hosting family gatherings or entertaining friends. The living room and family room provide ample space for relaxation and quality time spent with loved ones. With its sunny aspect and extended layout, this home is filled with natural light throughout the day. The impressive principal bedroom boasts an en-suite bathroom and Juliette balcony, providing a private sanctuary for relaxation and rejuvenation. The beautiful second bedroom also features a shower room, offering convenience and comfort. A stylish family bathroom completes the upper level, ensuring that everyone's needs are met. Outside, you'll find a mature and well-maintained garden, ideal for outdoor activities or simply enjoying the tranquil surroundings. With several parking spaces available and a twin garage, parking will never be a concern. Located in close proximity to excellent schools, shops, transport links and amenities, this property offers both convenience and accessibility. Whether you're looking for top-rated schools or nearby shopping options, everything you need is just a short distance away. Don't miss the opportunity to make this house your dream home. Contact us today to organise a viewing and experience the charm of Linden Way first hand.

**Asking Price: £625,000**

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MATTHEWS  
SAYER

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## Reception Porch 6'5 x 5'6 (1.95m x 1.67m)

This lovely porch has a door and two double glazed windows, vinyl flooring and a radiator.

## WC 3'7 x 8'7 (1.09m x 2.61m)

A convenient room with WC, wash hand basin, radiator and carpeted flooring.

## Inner Hall

A carpeted hallway with two storage cupboards and a radiator.

## Living Room 11'5 x 19'10 (3.47m x 6.04m)

This light and airy room has a double-glazed window to the front and doors to the rear garden, carpeted flooring and a radiator.

## Kitchen 19 x 8'10 (5.79m x 2.69m)

An elegant modern kitchen with contrasting work tops and part tiled walls, sink unit inset, a selection of integrated appliances, breakfast bar/storage island, double glazed windows to the rear and side, radiator, space for a dishwasher, a door to the garage, vinyl flooring and opening to the dining room.

## Dining Room 9 x 9'4 (2.74m x 2.84m)

A fabulous room with double glazed doors to the garden, carpeted flooring and a radiator.

## Family Room 8'10 x 18'9 (2.69m x 5.71m)

This versatile room has carpeted flooring, a radiator and double-glazed windows to the rear and side.

## First Floor Landing

A carpeted landing with double glazed window to the front.

## Principal Bedroom 15'2 x 13 (4.62m x 3.96m)

This exceptional bedroom has carpeted flooring, fitted wardrobes, a radiator and wonderful views of the garden through a double-glazed window to the side and a Juliette balcony to the rear.

## En-Suite Shower Room 5'6 x 7'4 (1.67m x 2.23m)

This room has a shower enclosure, WC, wash hand basin, a radiator, double glazed windows to the side and rear, vinyl flooring, part tiled walls and vinyl flooring.

## Bathroom 5'4 x 9'3 (1.62m x 2.81m)

A stylish bathroom with shower enclosure, bath tub, wash hand basin, WC, radiator, double glazed window to the rear tiled walls and vinyl flooring.



### **Bedroom Two 10'2 x 18'10 (309m x 5.74m)**

This lovely room has two double glazed windows to the front, carpeted flooring and two radiators.

### **En-Suite Shower Room 5'6 x 7'5 (1.67m x 2.26m)**

A modern shower room with shower enclosure, WC, wash hand basin, radiator, vinyl flooring, part tiled walls and a double-glazed window to the side.

### **Bedroom Three 10'5 x 14'7 (3.17m x 4.44m)**

This sizeable room has a double-glazed window to the front, carpeted flooring and a radiator.

### **Bedroom Four 11'3 plus recess x 9'2 (3.42m x 2.79m)**

This bedroom has carpeted flooring and a radiator.

### **Twin Garage One 15'10 x 8'11 (4.82m x 2.71m)**

This useful Space has fitted wall and base units, work surfaces, spaces for a washing machine and dryer, light, power and an up and over garage door to the front and a door to:

### **Twin Garage Two 8'11 x 15'6 (2.71m x 4.72m)**

This garage has a double-glazed window to the side, central heating boiler, light, power and an up and over garage door.

### **Garden**

Externally there is a driveway for several vehicles, hard standing to the side and fabulous mature gardens. The garden is laid to lawn with colourful planted borders, a sought-after sunny aspect, patio areas and decking to enjoy.

### **PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre (cabinet)

Mobile Signal Coverage Blackspot: No

Parking: Drive with double garage

Costs: Darras Hall Estates Committee annual rent - £40 per year

### **MINING**

The property is known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

### **BUILDING WORKS**

Any known planning permissions or proposals in the immediate locality: Yes

Outstanding building works at the property: No

### **TENURE**

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

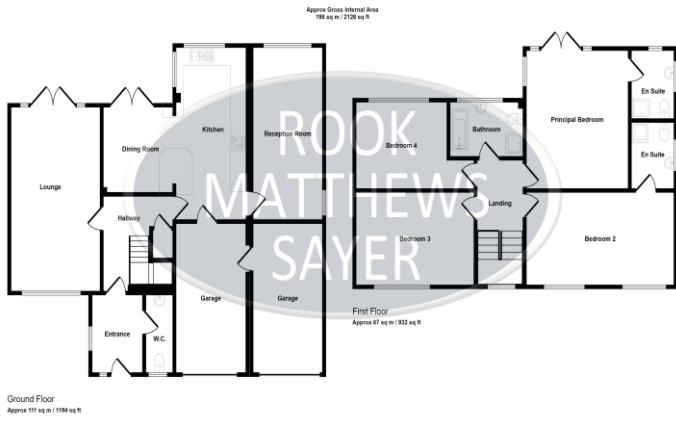
**COUNCIL TAX BAND: E**

**EPC RATING: TBC**

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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or misstatement. Sizes of items such as bathroom suites are representations only and may not match those in the real items. Please visit Home Energy 201.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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