



Avondale Road | Darras Hall | NE20 9NA

**£950,000**

Introducing this splendid detached house located in the sought-after Darras Hall area, positioned conveniently close to local schools, amenities, and attractive green spaces. Currently listed for sale, this neutrally decorated property is an ideal choice for families.

ROOK  
MATTHEWS  
SAYER



6



4



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**DETACHED**

**FOUR RECEPTION ROOMS**

**SIX BEDROOMS**

**THREE EN-SUITES**

**SPACIOUS DINING KITCHEN**

**WEST FACING GARDEN**

**NO UPPER CHAIN**

**FREEHOLD**

For any more information regarding the property please contact us today

**PROPERTY DESCRIPTION:**

The house boasts a generous living space spread across four reception rooms. Reception room one is a spacious living room with large windows allowing an abundance of natural light. Reception room two, a comfortable TV snug, offers access to the rear garden. The sunroom, labelled as reception room three, provides a calming environment with easy access to the patio and garden. The fourth reception room is designed as a home office, perfect for today's work-from-home needs.

The property offers six bedrooms, three of which are ensuite. The master bedroom features built-in wardrobes and a west-facing balcony, perfect for unwinding while watching the sunset. All other bedrooms are doubles, providing ample space for a growing family. The property features four bathrooms, including a family bathroom equipped with a heated towel rail, a shower unit, a bathtub, and dual sinks.

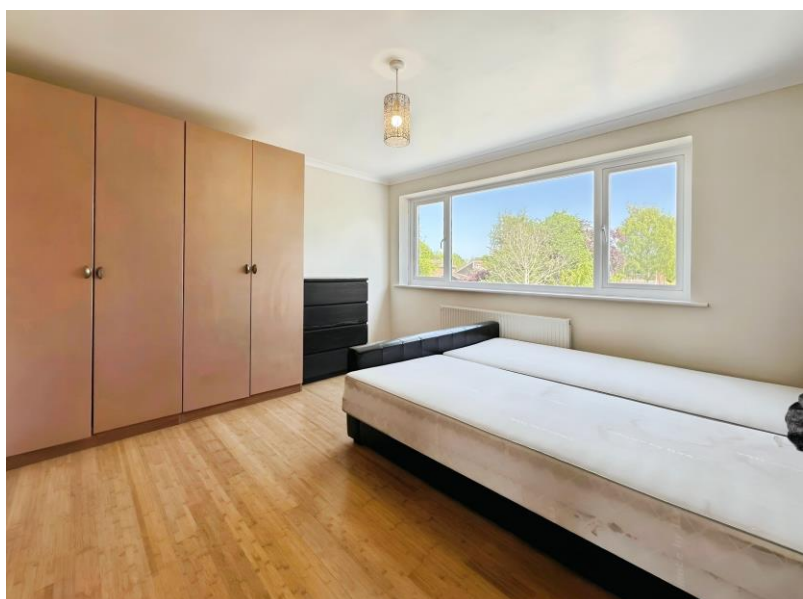
A key feature of this home is the open-plan dining kitchen, fitted with granite countertops and a gas hob. The kitchen also benefits from a separate utility, and the vast windows ensure a flood of natural light, enhancing the dining space.

Unique attributes of this property include a double garage, a west-facing garden for those sunny afternoons, open views of the surrounding area, and a dining kitchen. With all these features and more, this property is a fantastic opportunity to acquire a family home in a desirable location.

**T: 01661 860228**

[ponteland@rmsestateagents.co.uk](mailto:ponteland@rmsestateagents.co.uk)

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Reception Room One: 18'02" x 14'10" - 5.53m x 4.52m

Reception Room Two: 14'07" x 14'10" - 4.45m x 4.52m

Dining Room: 10'11" x 9'11" - 3.33m x 3.02m

Sun Room: 12'10" x 10'05" - 3.91m x 3.18m

Kitchen: 21'09" x 11'04" - 6.63m x 3.45m

Utility Room: 10'10" x 6'08" - 3.30m x 2.03m

Office: 12'00" x 7'08" - 3.66m x 2.33m

W.C.

Bedroom One: 15'03" (+balcony) x 14'08" - 4.65m x 4.47m

Ensuite: 7'07" x 6'09" - 2.31m x 2.06m

Bedroom Two: 9'08" x 14'11" - 2.95m x 4.55m

Ensuite: 7'09" x 4'03" - 2.36m x 1.31m

Bedroom Three: 11'02" x 12'11" - 3.40m x 3.94m

Ensuite: 5'09" (max) x 8'11" - 1.75m x 2.72m

Bedroom Four: 11'00" (+wardrobe) x 12'02" - 3.35m x 3.71m

Bedroom Five: 11'02" x 16'00" - 3.40m x 4.88m

Bedroom Six: 11'01" x 8'07" - 3.38m x 2.62m

Bathroom: 10'10" x 7'07" - 3.30m x 2.31m

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

#### MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

#### 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: F

EPC RATING: TBC

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