



Errington Road | Darras Hall | NE20 9LB

£750,000

For Sale: An immaculate detached house with five bedrooms, three reception rooms, and two kitchens. This property, sitting on a 1/3 acre of land, is in the heart of Darras Hall, close to schools, local amenities, and green spaces. The house is rated EPC C and falls under the council tax band F.

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DETACHED

DORMER BUNGALOW

SPACIOUS LIVING

MODERN KITCHEN

SEPARATE ANNEX

FIVE BEDROOMS

THREE BATHROOMS

WRAP AROUND GARDENS

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

One of the unique features of this home is the separate annex above the double garage. It has its own access, a living room, a double bedroom ensuite, and a kitchen with access into the main house on the first floor. Ideal for families, the property also has a wrap-around garden, a ground floor bedroom, and a large driveway.

The master bedroom is a spacious double with an ensuite and built-in wardrobes. It overlooks a large, south facing garden. The second bedroom is also a double with an ensuite, while the third offers ample space as a double room. The fourth bedroom is conveniently situated on the ground floor. The fifth room is a generous double or can be used as a first-floor lounge.

The first kitchen is flooded with natural light and features a newly fitted kitchen with shaker style units and integrated appliances, including a wine cooler. The second kitchen, part of the annex, offers garden views and is located on the first floor.

The three reception rooms offer ample space for family gatherings. The generous living room has a garden view and access to a large conservatory. The dining room provides access to the garden. The large south-facing conservatory also opens to the garden, making it perfect for sunny days.

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GROUND FLOOR

Living Room: 26'02" x 17'11" - 7.98m x 5.46m

Dining Room: 13'01" x 9'11" - 3.99m x 3.02m

Conservatory: 24'04" x 11'06" - 7.42m x 3.51m

Kitchen: 17'08" x 8'08" - 5.38m x 2.64m

Bedroom: 11'06" x 13'04" - 3.51m x 4.06m

Bathroom: 6'08" x 10'00" - 2.03m x 3.05m

FIRST FLOOR

Bedroom: 14'01" x 13'02" (+ wardrobes) - 4.29m x 4.01m

En-suite: 8'00" x 5'05" - 2.44m x 1.65m

Bedroom: 9'11" x 20'00" - 3.02m x 6.07m

En-suite: 5'05" x 10'00" - 1.65m x 3.05m

Bedroom: 10'11" x 10'04" - 3.33m x 3.15m

Bedroom/Lounge: 15'03" (max) x 18'06" - 4.65m x 5.64m

Kitchen: 11'11" x 6'10" - 3.63m x 2.08m

W.C.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: ADSL

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: C

P00007398.SD.SD.18/6/25.V.1



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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Energy rating and score

This property's current energy rating is C. It has the potential to be B.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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