



Cherry Trees | Darras Hall | NE20 9JG

£750,000 Offers Over

ROOK
MATTHEWS
SAYER



5



3



3

DETACHED

SPACIOUS LIVING

3 RECEPTION ROOMS

5 BATHROOMS

2 ENSUITES

GENEROUS GARDENS

DOUBLE GARAGE

PAVED DRIVEWAY

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

This neutrally decorated detached house is set on a quiet cul-de-sac and offers comfortable accommodation ideal for families. The property features three versatile reception rooms, including a reception room with a large bay window, wood floors, and a fireplace, creating a welcoming focal point. The dedicated dining room provides access to a conservatory and there is a separate home office, well suited for those working from home.

The open-plan kitchen is filled with natural light and offers generous dining space, utility room facilities, and access to the garden—perfect for both everyday living and entertaining. Four generously sized bedrooms are included, with the master benefitting from vaulted ceilings, an en-suite bathroom with a corner jacuzzi bathtub, a walk-in closet, and a spacious layout. A second bedroom also offers vaulted ceilings, an en-suite, and accommodates a double bed. Bedrooms three and four are both well-proportioned doubles.

The house enjoys a C-rated EPC and falls under council tax band F. Among its unique features are an attractive garden, a large patio area to the front, a further patio at the rear, pond, and raised bedding planters. The double garage, behind bespoke electric gates, provides additional space for parking or storage.

The location is convenient for public transport links, nearby schools, and local amenities. This property offers a practical layout and generous living spaces, making it a well-rounded choice in a sought-after residential area.

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GROUND FLOOR

Living Room: 19'00" X 14'00" (into bay) - 5.79m x 4.26m

Dining Room: 9'07" x 17'09" - 2.91m x 5.40m

Conservatory: 13'01" x 12'00" - 3.99m x 3.67m

Kitchen: 7'06" x 23'06" - 2.29m x 7.16m

Home Office.

Bedroom Three: 9'08" x 13'02" - 2.95m x 4.02m

Bedroom Four: 8'09" x 13'02" - 2.67m x 4.02m

Bathroom: 5'10" x 8'02" - 1.77m x 2.48m

Utility Room.

W.C.

FIRST FLOOR

Bedroom One: 15'00" (max) x 22'04" (max) - 4.57m x 6.81m

Ensuite: 8'01" x 13'06" - 2.47m x 4.12m

Dressing Room.

Bedroom Two: 9'01" x 22'03" - 2.76m x 6.78m

Ensuite: 3'10" x 10'11" - 1.17m x 3.34m

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

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: C

P00007450.SD.SD.06/08/25.V.1



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Ground Floor



First Floor

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

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