



Western Way | Darras Hall | NE20

£725,000

This neutrally decorated detached house offers spacious living across a desirable layout, ideally suited for families. Situated in a sought-after location, on the edge of Darras Hall, with access to public transport links and excellent local amenities, the property makes for convenient and comfortable family life.

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Detached Family Home

Spacious Living

Four Reception Rooms

Four Bedrooms

Three Bathrooms

Large West Facing Garden

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

The generous accommodation includes three well-proportioned reception rooms. The main living room features large windows drawing in natural light, a fireplace with a living flame gas fire, and a log burner style finish. The dining room, with views toward the garden, connects directly to the kitchen, providing a seamless entertaining space. There is also a welcoming TV snug which opens onto a sun room with direct access to the large west-facing garden, perfectly suited for outdoor gatherings or relaxation among mature trees.

The modern kitchen is equipped with a dining area, utility room, and enjoys abundant natural light with garden outlooks, creating a pleasant place for daily living. Four double bedrooms are offered, including a ground floor double bedroom for added flexibility. The master bedroom benefits from built-in wardrobes, ample storage, and an en-suite bathroom with a heated towel rail and en suite shower room. The remaining bedrooms also feature built-in wardrobes, and there is an additional shower room on the first floor with a heated towel rail. A third ground floor bathroom provides further convenience.

With an EPC rating of D and situated in council tax band F, this family home combines generous interiors with impressive outdoor space, while being conveniently positioned for everything needed for modern family living.

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Ground Floor:

Living Room: 16'01" x 15'01" (into alcove) - 4.90m x 4.59m

Dining Room: 12'04" x 12'00" - 3.76m x 3.66m

Snug: 12'01" x 12'04" - 3.68m x 3.76m

Sun Room: 8'09" x 9'07" - 2.67m x 2.92m

Kitchen / Diner: 19'04" (max) x 12'10" (max) - 5.89m x 3.91m

Utility Room: 8'09" x 6'00" - 2.67m x 1.83m

Bedroom: 10'10" x 9'00" - 3.30m x 2.74m

Bathroom: 8'00" x 8'11" - 2.44m x 2.72m

First Floor:

Bedroom: 14'10" (+wardrobes) x 12'05" (+wardrobes) - 4.52m x 3.78m

En-suite: 9'04" x 10'03" - 2.84m x 3.12m

Bedroom: 10'11" x 12'07" (+wardrobes) - 3.33m x 3.84m

Bedroom: 9'08" x 12'11" (+wardrobes) - 2.95m x 3.94m

Shower Room: 10'03" x 8'06" - 3.12m x 2.59m

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: D

P00007458.SD.SD.15/9/25.V.1



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Ground Floor



First Floor

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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