



Westsyde | Darras Hall | NE20

£750,000

ROOK
MATTHEWS
SAYER



Detached Family Home

Two Reception Rooms

29ft Family Kitchen

Four Bedrooms

Two Bathrooms

South Facing Garden

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

Situated in a sought-after, quiet cul de sac, is an immaculate detached house, ideal for families. This fully renovated property boasts a versatile layout with two reception rooms, including a spacious living room to the front, benefiting from large windows that allow ample natural light, and a flexible home office or playroom, perfect for working from home or providing a separate space for children.

The heart of the home is a stunning, open-plan kitchen featuring shaker style units, elegant marble countertops, and an impressive 29-foot layout. The kitchen combines dining and living spaces with natural light and includes a separate utility room for additional convenience.

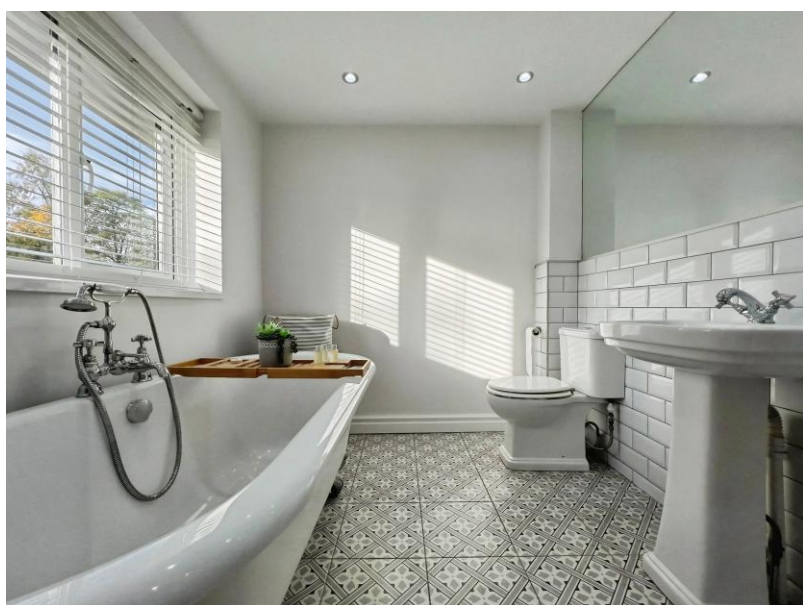
There are four double bedrooms, providing ample space for family and guests. The master bedroom impresses with built-in wardrobes and a spacious en-suite, complete with a heated towel rail, roll top bath, shower unit, and modern fixtures. The family bathroom includes a shower over the bath, custom mirror, and heated towel rail.

Externally, a single garage and dedicated garden office offer practical and flexible options for storage or remote work. The south-facing garden delivers a private outdoor retreat perfect for relaxing and entertaining. With an EPC rating of C and Council Tax Band F, this home is positioned near reputable schools and local amenities, making it an excellent choice for discerning buyers. Early viewing is highly recommended to appreciate the pristine condition and exceptional features on offer.

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Living Room:
15'04" x 12'02" - 4.67m x 3.71m

Home Office / Playroom:
11'09" x 8'05" - 3.58m x 2.57m

Kitchen:
18'03" (max) x 29'05" (max) - 5.56m x 8.97m

Utility Room:
8'07" x 6'03" - 2.62m x 1.91m

W.C.

Bedroom One:
9'08" x 18'00" (+wardrobes) - 2.95m x 5.49m

En-suite:
9'08" x 8'10" - 2.95m x 2.69m

Bedroom Two:
13'07" x 9'00" - 4.15m x 2.74m

Bedroom Three:
10'07" x 11'02" - 3.22m x 3.40m

Bedroom Four:
10'09" x 8'06" - 3.28m x 2.59m

Bathroom:
7'10" x 5'09" - 2.39m x 1.75m

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: C

P00007503.SD.SD.24/10/25.V.1



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in



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