



*Westsyde*

DARRAS HALL, NE20 9LS

**RMS** | Rook  
Matthews  
Sayer  
*Fine* INCORPORATING  
LIVING





4 BEDROOMS  
2 BATHROOMS  
2 RECEPTION ROOMS

AVAILABLE FOR SALE AT  
**£725,000**

## *Immaculate detached house*

Situated in a sought-after, quiet cul de sac, is an immaculate detached house, ideal for families. 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.







## *Versatile light-filled living room*

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.





# *Modern open-plan kitchen*

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.



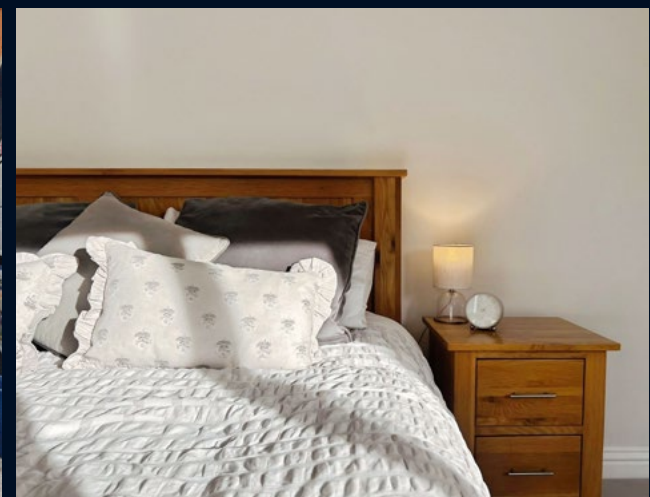




## *Impressive master bedroom*

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.





## *Spacious bedrooms & bathroom*

There are four double bedrooms, providing ample space for family and guests. The family bathroom includes a shower over the bath, custom mirror, and heated towel rail.



# *Stunning garden*

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.



# Property Description

**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





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		



For more information please contact our branch today via:  
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