



Parklands

DARRAS HALL, NE20 9LL

RMS | Rook
Matthews
Sayer

INCORPORATING
Fine LIVING



4 BEDROOMS
2 BATHROOMS
1 RECEPTION ROOMS

AVAILABLE FOR SALE AT
£750,000

- Detached family home
- Fully renovated
- Spacious living
- Open plan family kitchen
- Four bedrooms
- Two bathrooms
- 0.4 Acre plot



Immaculate detached home

This immaculate four-bedroom detached house is for sale in the prestigious Darras Hall area of Ponteland, positioned within a quiet cul-de-sac on a 0.4 acre plot. The property includes driveway parking and a single garage.

Fully renovated living room

The fully renovated accommodation features one main reception room with large windows, a fireplace, feature wall panelling and views over the garden, along with access to a patio area.



Well-designed kitchen

The open-plan kitchen is designed as the heart of the home, with a waterfall marble island, generous dining space, good natural light and direct access to both the garden and the garage.





Stunning master bedroom

The master bedroom includes an en-suite, built-in wardrobes, French doors with Juliet balcony and garden views.



Spacious bedrooms & bathrooms

A further three double bedrooms are provided, one with built-in wardrobes and another with a walk-in closet. The main bathroom offers feature tiling, a heated towel rail and skylight, with an additional en-suite to the primary bedroom.

Mature garden

Externally, the property is enhanced by large mature garden, providing a peaceful and private environment.



Property Description

Living Room:

21'02" x 12'07" - 6.45m x 3.84m

Kitchen:

21'08" (max) x 19'01" - 6.60m x 5.82m

WC:**Bedroom One:**

17'10" (max) x 12'02" (max) - 5.44m x 3.71m

En-suite:

7'03" x 5'07" - 2.21m x 1.70m

Bedroom Two:

14'03" (max) x 17'07" (max) - 4.34m x 5.36m

Bedroom Three:

14'00" (+wardrobes) x 13'01" - 4.27m x 3.99m

Bedroom Four:

10'10" x 9'02" - 3.30m x 2.79m

Bathroom:

6'11" x 8'06" (max) - 2.11m x 2.59m

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: ADSL

Mobile Signal Coverage Blackspot: NO

Parking: DOUBLE 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.

Agents Notes:

If you require any further information on this,

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: E

EPC Rating: C

P00007568.SD.SD.20/2/26.V.1

Floor Plans



GROUND FLOOR



FIRST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	75 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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