



Errington Road

DARRAS HALL, NE65 9JD

RMS | Rook
Matthews
Sayer

INCORPORATING
Fine LIVING



5 BEDROOMS
3 BATHROOMS
2 RECEPTION ROOMS

AVAILABLE FOR SALE AT
£750,000

- Detached Family Home
- Spacious Living
- Family Kitchen
- Five Bedrooms
- Three Bathrooms
- Landscaped Gardens
- Double Garage
- Driveway



Immaculate detached home

This five-bedroom detached house is for sale in the heart of Darras Hall, Ponteland, offering an immaculate interior and well-designed accommodation set within landscaped gardens. Darras Hall is known for its green spaces and local amenities, with Ponteland's shops, cafés, restaurants and schools accessible within the wider area. Ponteland Park and the riverside walks along the River Pont are nearby, as are sports facilities and local pubs.

Fully renovated living room

The generous reception room features wood floors, large windows and bi-folding doors to the garden, together with a log burner, providing flexible living and dining space. The property benefits from a full rewire and full replumb.



Well-designed kitchen

The hub of the home is the open-plan dining kitchen, fitted with a kitchen island, marble countertops and a Quooker tap. Generous natural light and bi-fold doors open directly to the garden, supporting indoor-outdoor living and a BBQ area. A sliding aluminium door connects the kitchen to the main living space and there is also a secret door providing internal access to the double garage. There is also an essential utility room.





Spacious bedrooms & bathrooms

There are five double bedrooms, including a master bedroom with en-suite shower room, built-in wardrobes and a walk-in closet. A ground floor double bedroom is complemented by a ground floor family bathroom. Upstairs, there is a family bathroom in addition to the main en-suite.

Mature garden

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



Property Description

GROUND FLOOR

Living Room:

11'11" (into alcove) x 24'01" - 3.63m x 7.34m

Dining Kitchen:

25'02" (max) x 12'03" - 7.67m x 3.73m

Utility Room: 7'01" x 5'01" - 2.16m x 1.57m

Bedroom:

11'11" (max) x 10'05" (max) - 3.63m x 3.18m

Bathroom:

5'10" (max) x 8'01" (max) - 1.79m x 2.46m

FIRST FLOOR

Bedroom:

9'10" (+entrance) x 10'01" - 2.99m x 3.07m

En-suite: 5'01" x 3'07" - 1.55m x 1.12m

Bedroom: 15'02" x 11'11" - 4.62m x 3.63m

Bedroom:

15'02" (max) x 10'10" (inc closet) - 4.62m x 3.30m

Bedroom: 7'07" x 9'04" - 2.31m x 2.84m

Bathroom: 3'01" x 9'00" - 0.97m x 2.74m

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS & LOG BURNER

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: D

P00007581.SD.SD.16/3/26.V.1

Floor Plans



GROUND FLOOR



FIRST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



For more information please contact our branch today via:
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