



# *Whinfell Road*

DARRAS HALL, NE20 9EW

**RMS** | Rook  
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Sayer

INCORPORATING  
*Fine* LIVING



4 BEDROOMS  
2 BATHROOMS  
3 RECEPTION ROOMS

OFFERS OVER  
**£1,200,000**

- Detached Family Home
- Immaculate Presentation
- Open Plan Living
- Modern Dining Kitchen
- Home Cinema
- Four Bedrooms
- Two Bathrooms
- Gated Entry

## *Immaculate detached home*

This immaculately designed four bedroom detached home is offered for sale on the prestigious Whinfall Road, Darras Hall, occupying an approximate 0.3 acre corner plot with two sets of gates, a double garage and EV charging. Extending to around 3,300 sq ft, the property provides three reception rooms, an open-plan kitchen and two bathrooms, making it well suited to families. Ponteland offers a range of local amenities including shops, cafés and restaurants, along with nearby schools. Local green spaces and riverside walks are accessible within the village. Public transport connections are convenient, with Newcastle city centre typically reachable in around 25–30 minutes by car and via nearby bus routes, while Newcastle International Airport is within a short drive.



## *Spacious light-filled living room*

The main reception room offers garden views, direct garden access via bi folding doors, a fitted bar area, access to the garage and inbuilt Bose speakers. A dedicated home cinema provides an additional reception space with a log burning stove, while a ground floor home office supports flexible working.



# *Modern open-plan kitchen*

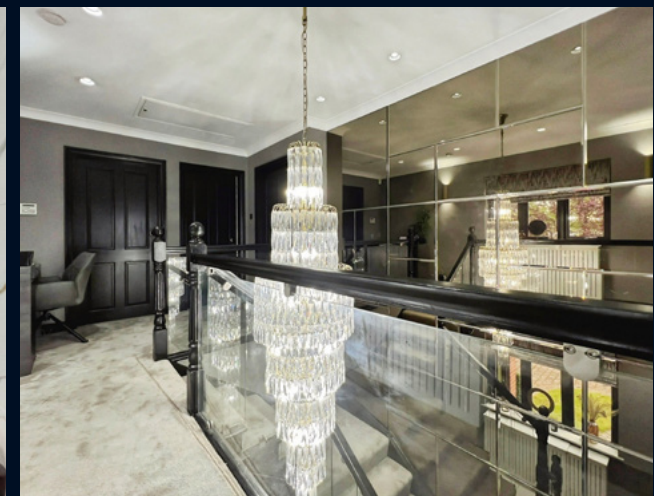
The open-plan kitchen includes a substantial island with waterfall edge, marble countertops with book matched stone, built-in pantries, generous natural light and dining space, plus a separate utility room.





## *Standout master bedroom*

The standout primary bedroom is a double with garden views, fully fitted walk-in closet and generous ensuite shower room, giving a light-filled, spacious environment.



## *Luxurious bedrooms & bathroom*

Three further double bedrooms include two with built-in wardrobes. The family bathroom features a free-standing bath with waterfall taps, large walk-in rain shower & heated floors.



## *Generous garden*

Outside, the sizeable plot provides extensive garden space, with a generous patio and ample lawn, driveway parking via the two gated entrances, in addition to the double garage.

# Property Description

## GROUND FLOOR

### Reception Room:

27'10" x 13'07" (max) - 8.48m x 4.14m

**Dining Kitchen:** 25'11" x 18'00" - 7.89m x 5.49m

**Cinema:** 13'11" x 11'02" - 4.24m x 3.40m

**Bar:** 10'00" x 9'10" - 3.04m x 2.99m

**Home Office:** 7'11" x 5'07" - 2.41m x 1.70m

**Utility Room:** 11'02" x 6'02" - 3.40m x 1.87m

**Wash Room:** 5'02" x 5'02" - 1.57m x 1.57m

**W.C.**

**Wine Cellar.**

## FIRST FLOOR

**Bedroom One:** 12'09" x 10'01" - 3.88m x 3.07m

### Walk In Closet:

11'09" (max) x 7'00" (max) - 3.58m x 2.13m

**Ensuite:** 10'04" (max) x 13'02" - 3.14m x 4.01m

### Bedroom Two:

15'08" x 13'10" (+wardrobes) x 4.77m x 4.21m

### Bedroom Three:

15'08" x 10'06" x 4.77m x 3.20m

**Bedroom Four:** 15'05" x 7'11" x 4.69m x 2.41m

### Bathroom:

12'04" (max) x 10'05" (max) - 3.75m x 3.17m

## 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:** G

**EPC Rating:** C

P00007641.SD.SD.8/5/26.V1



GROUND FLOOR



FIRST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72   C	78   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



For more information please contact our branch today via:

**T: 01661 860228    [ponteland@rmsestateagents.co.uk](mailto:ponteland@rmsestateagents.co.uk)**

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