



Middle Drive

DARRAS HALL, NE20 9DU

RMS | Rook
Matthews
Sayer

INCORPORATING
Fine LIVING



5 BEDROOMS
3 BATHROOMS
3 RECEPTION ROOMS

AVAILABLE FOR
£980,000

- Detached Family Home
- Electric Gates
- Two Formal Reception Rooms
- Open Plan Kitchen
- Five Bedrooms
- 24ft Primary Bedroom
- Three Bathrooms
- ¼ Acre Plot

Immaculate detached property

This immaculate five-bedroom detached house is offered for sale in the heart of Darras Hall, one of Ponteland's most sought-after residential locations. Set within approximately a quarter of an acre, the property is approached via electric gates and benefits from a double garage and a private garden, providing an excellent setting for families.



Generous light-filled living room

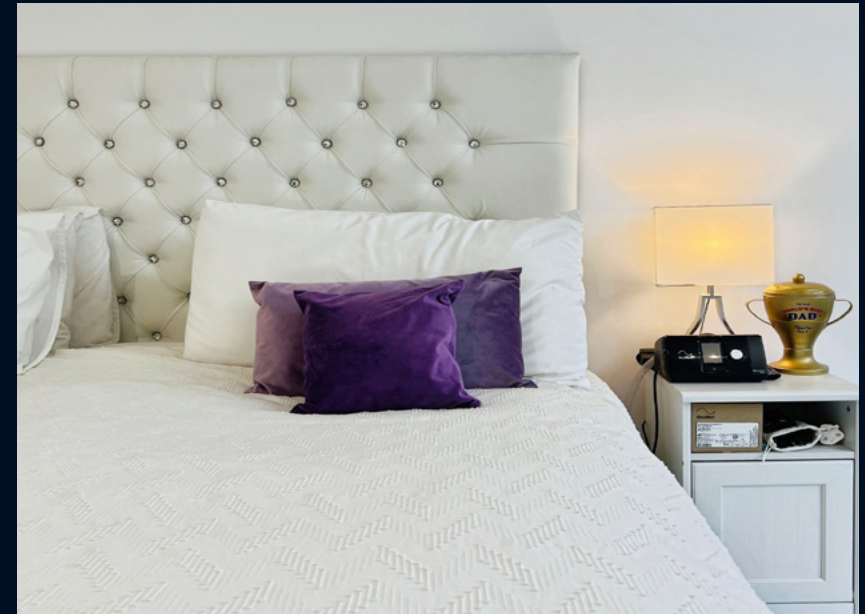
Two reception rooms offer flexibility: a formal living room with large windows and a log burner, and a further room suitable as a dining room or study. A ground floor bedroom with built-in wardrobes is served by a ground floor bathroom with shower unit and heated towel rail.



Impressive open-plan kitchen

The ground floor includes an impressive 27ft open-plan family kitchen with marble countertops, island, breakfast area and dining space. A roof lantern and bi-fold doors ensure abundant natural light and direct access to the garden, while there is also internal access to the garage.





Standout master bedroom

Upstairs, the generous master bedroom features vaulted ceilings, a sitting area, dressing room and a stylish en-suite shower room.



Luxurious bedrooms & bathroom

Two double bedrooms share a Jack and Jill en-suite, and there is an additional double bedroom.

Impressive garden

The exterior of the property is just as impressive as the interior, with a large, tranquil garden, providing a peaceful and private environment.



Property Description

GROUND FLOOR

Living Room:
23'01" (into bay) - 12'05" - 7.04m x 3.78m

Dining Room / Study:
14'01" x 9'00" - 4.29m x 2.74m

Kitchen: 27'10" x 22'02" - 8.48m x 6.76m

Bedroom:
8'11" (+wardrobes) x 9'02" - 2.72m x 2.79m

Bathroom: 8'04" x 12'01" (max) - 2.54m x 3.68m

FIRST FLOOR

Bedroom: 24'08" (max) x 12'04" - 7.52m x 3.76m

Dressing Room: 12'11" x 7'03" - 3.94m x 2.21m

Ensuite: 9'07" x 7'03" - 2.92m x 2.21m

Bedroom: 16'03" x 8'10" - 4.95m x 2.69m

Ensuite: 7'05" x 8'10" - 2.26m x 2.69m

Bedroom: 9'11" x 14'09" - 3.02m x 4.50m

Bedroom: 9'11" x 9'08" - 3.02m x 2.95m

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: E

EPC Rating: TBC

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GROUND FLOOR



SECOND FLOOR



EPC TBC



For more information please contact our branch today via:
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