



Errington Road | Darras Hall | NE20

£800,000

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.

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DETACHED DORMER BUNGLAOW

IMMACULATE CONDITION

SPACIOUS LIVING

FAMILY DINING KITCHEN

FIVE BEDROOMS

THREE BATHROOMS

GENEROUS PLOT

DOUBLE GARAGE & DRIVEWAY

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

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.

The generous reception room features wood floors, large windows and a further set of 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.

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 shower room in addition to the main en-suite. The home has an EPC rating of D and falls within Council Tax Band F. Parking is provided by a double garage and driveway.

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.

Public transport links include Ponteland's bus services towards Newcastle upon Tyne. Newcastle city centre can typically be reached in around 25–35 minutes by car, depending on traffic, connecting with mainline rail services and wider regional amenities. Newcastle International Airport is also accessible by road for domestic and international travel.

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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: 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.

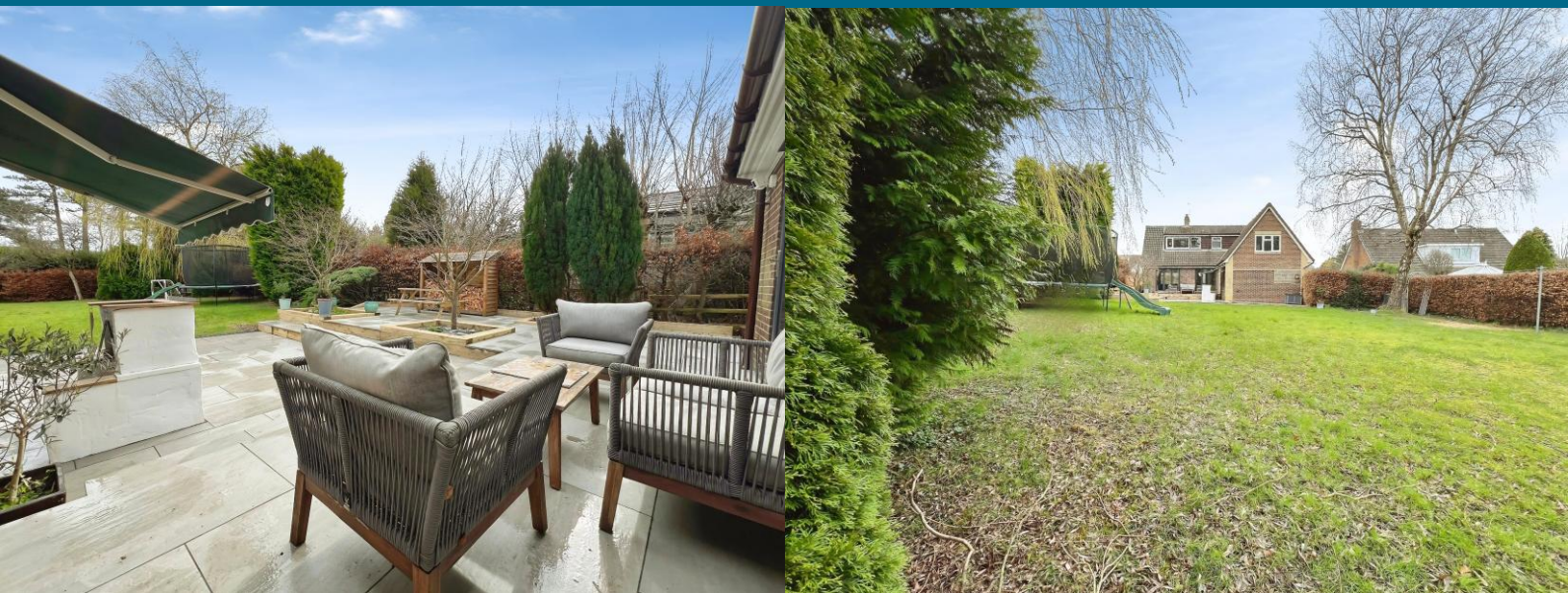
TENURE

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

P00007743.SD.SD.5/10/26.V.1



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Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

FLOORPLAN

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		