



• 4 or 5 Bedrooms

• Study/Snug

• Master En-suite Shower Room

• Council Tax Band G / EPC Rating C

• Open Plan Kitchen/Dining & Living Room

• Ground Floor Bed and Shower Room

• Bathroom

• Lounge

• Utility Room and WC

• Detached Garage

An immaculately presented, 4 or 5 bedroom detached family house located on this sought after road within the Darras Hall Estate. Updated by the current owners and providing versatile accommodation with potential for a ground floor annexe style living. From the Entrance porch, door to the welcoming Reception Hall with beautiful oak staircase. Double doors to the formal Lounge with bay window to the front, real flame gas fire with traditional surround and double doors to a magnificent open plan Kitchen/Dining/Living room located to the rear with double doors to the patio. The superb modern Kitchen is fitted with a range of base and wall units with solid worksurfaces with inset sink unit, two electric oven, ceramic hob, integrated dishwasher and space for fridge freezer. The Utility room has space and plumbing for washer and dryer, gas boiler and door to cloaks WC and door to garden rear garden. From the hall are two further receptions which could form an annex area. To the front a Study/Snug with bay window and fitted study furniture. To the rear a 5th Bed or Sitting Room with adjacent Shower Room equipped with a wet room shower, wc and wash basin. Stairs from the hall to the 1st Floor galleried landing with airing cupboard. Bedroom 1 features a Juliette balcony overlooking the rear garden and En- suite fitted with a walk-in shower, wc and vanity unit with wash basin. Bedroom 2, a spacious double to the rear. Bedrooms 3 and 4, both doubles are to the front. A well equipped family bathroom fitted with double ended bath, double shower enclosure, wc and wash basin. Externally, the gated entrance opens to a spacious driveway leading to a detached garage. The rear garden features a raised sandstone terrace with steps down to lawn, mature trees and shrubs to boundaries and a summerhouse. Darras Hall has excellent access to outstanding schools, shops, pubs, restaurants, sporting and leisure facilities and is well placed for the Airport and access to the city.



Entrance Porch 6'0" x 4'9" (1.834 x 1.468)

Reception Hall 19'8" x 7'9" (6.016 x 2.371)

Study/Snug 15'8" x 11'3" max into bay (4.791 x 3.444 max into bay)

Ground Floor Bedroom 5 / Sitting Room 13'11" x 11'10" (4.261 x 3.630)

Shower Room WC

Lounge 20'2" x 13'10" (6.161 x 4.224)

Open Plan Kitchen/Dining/Living Room 19'0" x 9'3" plus 24'3" x 10'4" (5.814 x 2.825 plus 7.396 x 3.169)

Utility Room 10'2" x 7'4" (3.116 x 2.259)

Cloaks WC

First Floor Landing

Bedroom 1 16'2" x 14'2" (4.947 x 4.329)

En-suite Shower Room

Bedroom 2 19'10" x 13'0" (6.046 x 3.970)

Bedroom 3 15'3" x 12'7" (4.667 x 3.856)

Bedroom 4 14'0" x 11'2" (4.270 x 3.426)

Family Bathroom 7'11" x 11'10" (2.411 x 3.630)

Detached Garage





Energy Performance: Current C Potential B

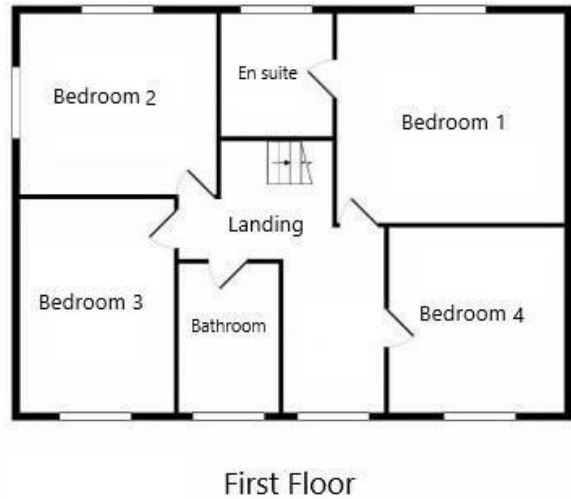
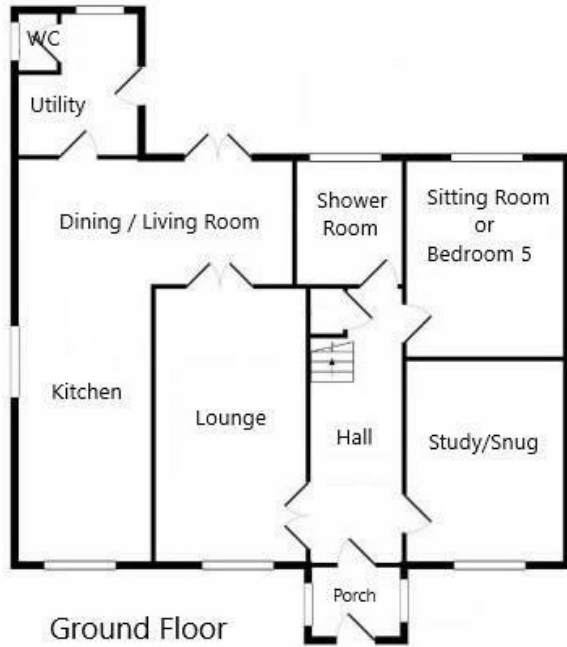
Council Tax Band: G

Distance from School:

Distance from Metro:

Distance from Village Centre:

01661 829164



These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.