



Western Way Darras Hall

This fabulous detached residence is available for sale with a versatile layout and an attractive construction featuring handmade bricks and striking Artstone quoins and lintels. The property occupies a mature site with a west facing rear garden, a generous wrap round patio, parking for several vehicles and beautiful specimen trees and shrubs. The front door opens to a welcoming lobby, convenient WC and reception hall giving access to the principal rooms of the ground floor. There is a luxurious dual aspect living room with doors to a wonderful garden room opening onto the patio area, a comfortable snug and an impressive dining room both with French doors to the garden. Completing the layout is a generous breakfast room, high quality kitchen with breakfast bar, a useful utility room and large double garage. Stairs lead to the first floor landing. The first floor has concrete block and beam construction making the house extremely solid and soundproof. There is an exceptional principal bedroom suite with bespoke fitted wardrobes and an elegant en-suite shower room. The second bedroom also benefits from bespoke fitted wardrobes and a modern shower room and completing the first floor is a contemporary bathroom, a further two double bedrooms and an office. Externally the driveway provides ample off-street parking and leads to double garage. The garden is maintained to a superb standard and benefits from colourful, well stocked borders, a sizeable lawn and a sunny aspect. This property absolutely must be seen to appreciate the quality of the accommodation on offer.

Asking Price: £825,000

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SAYER

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Western Way

Darras Hall

Entrance Lobby 6'3 max x 5 (1.90 m x 1.52m)

The front door opens to a welcoming lobby with double glazed windows to the front, tiled flooring, coving and ceiling rose, wall light and alarm pad.

Ground Floor WC 5 x 6'11 max (1.52m x 2.10m)

A useful room with WC, wash hand basin, tiled flooring, part tiled walls, radiator, coving and ceiling rose.

Reception Hall 9'7 max x 19'1 (2.92m x 5.81m)

A lovely space with carpeted flooring, under stairs storage, coving and ceiling rose, radiator and stairs to the split-level landing with a beautiful double glazed arch window to the side.

Living Room 19'9 x 14'6 (6.01m x 4.41m)

Double doors open to a wonderful living room with double glazed windows to the front and side, feature fireplace with gas fire, coving and ceiling rose, carpeted flooring, wall light and two radiators.

Garden Room 12'9 x 15'2 (3.88m x 4.62m)

This elegant room enjoys views of the garden through double glazed windows to the sides and rear, double glazed French doors leading to block paved patio at the rear. There is a vaulted ceiling with Velux windows, spotlights, solid oak wood flooring and three radiators.

Snug 11'6 x 7'11 (3.50m x 2.41m)

A versatile room with double glazed French doors to the rear garden patio, carpeted flooring, radiator, coving and ceiling rose.

Dining Room 13'1 x 11'6 (3.98m x 3.50m)

The dining room benefits from two double glazed windows to the side, double glazed French doors to the rear garden patio, carpeted flooring, radiator, coving and ceiling rose.

Breakfast Room 10'10 x 6'10 (3.30m x 2.08m)

The breakfast room opens to the kitchen and makes a wonderful every day family dining area. There is a double glazed window to the side, tiled flooring, radiator, coving, cornices and ceiling rose.

Kitchen Breakfast Room 11'11 x 13'8 (3.63m x 4.16m)

A well-equipped fitted kitchen with work surfaces and sink unit inset, under unit lighting, part tiled walls, electric oven, gas hob with cooker hood, integrated dishwasher, integrated fridge freezer, breakfast bar, two double glazed windows to the side, tiled flooring, coving and ceiling rose.

Utility Room 5'2 x 11'11 (1.57m x 3.63m)

A functional room with double glazed window and door to the side, fitted wall and base units, part tiled walls, tiled flooring, work surfaces with sink unit inset, radiator, spaces for a washing machine and dryer, coving and ceiling rose.

First Floor Landing 3'2 x 23'7 (0.96m x 7.18m)

A light and airy, carpeted landing with double glazed arched window to the side, coving, ceiling roses and loft access.

Principal Bedroom 14'6 plus recess x 14'2 plus wardrobes (sloping ceiling) (4.41m x 4.31m)

This magnificent room has double glazed windows to the front and rear with window seat storage, carpeted flooring, fitted wardrobes, radiator and ceiling rose.

En-suite Shower Room 8'2 x 9'11 max into recess, sloping ceiling (2.48m x 3.02m)

A luxury shower room with stone feature wall, double shower enclosure, wash hand basin inset to feature storage unit, push button wall mounted WC, tiled walls and flooring, under floor heating, spotlights, extractor fan, Velux window and heated towel rail.



Bedroom Two 16' plus wardrobes x 19'9 plus recess, sloping ceiling (4.87m x 6.01m)

This stunning bedroom has a double glazed arched feature window to the front, a double glazed window to the side, Velux window, carpeted flooring, radiator, fitted wardrobes and ceiling rose.

En-suite Shower Room 7'11 x 7'1 max into recess sloping ceiling (2.41m x 2.15m)

A beautiful modern shower room with shower enclosure, push button WC, wash hand basin, tiled walls and flooring, radiator, extractor fan and Velux window.

Bathroom 5'20 x 9'11 plus recess, sloping ceiling (2.03m x 3.02m)

An opulent bathroom suite with a stunning bath tub with stone feature wall, shower enclosure, push button wall mounted WC, heated towel rail, double glazed window to the side, extractor fan and tiled walls and flooring.

Bedroom Three 11'5 x 14'9 plus recess, sloping ceiling (3.74m x 4.49m)

This charming room has two double glazed windows overlooking the rear garden, carpeted flooring, fitted wardrobes, radiator and ceiling rose.

Bedroom Four 8'7 x 11'11 sloping ceiling (2.61m x 3.63m)

A well-proportioned bedroom with double glazed window to the side, carpeted flooring and radiator.

Office 6'9 x 6'9 sloping ceiling (2.05m x 2.05m)

This lovely office has carpeted flooring, a Velux window and radiator.

Front Garden

To the front is an immaculately kept garden with sizeable block paved driveway leading to the garage. There is a selection of mature trees, shrubs and flowering plants and a generous area laid to lawn.

Garden

To the rear is a well-maintained garden with a sizeable paved area, lawn, fence boundaries and mature trees. The property benefits from CCTV and security lighting covering the front drive and garden.

Garage 19'8 x 20'5 (5.99m x 6.22m)

An extremely high-quality double garage with two up and over garage doors, double glazed windows to the side, central heating boiler, shelving, light and power.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre (cabinet)

Mobile Signal Coverage Blackspot: No

Parking: Driveway with garage

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

RESTRICTIONS AND RIGHTS

Drainage rights over next door property to use all pipes, drains sewers and chambers with joint responsibility for repair and maintenance.

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

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Total floor area 278.4 sq.m. (2,997 sq.ft.) approx

Western Way, Darras Hall

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, window, rooms and any other item are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 2



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