



## Eastern Way Darras Hall

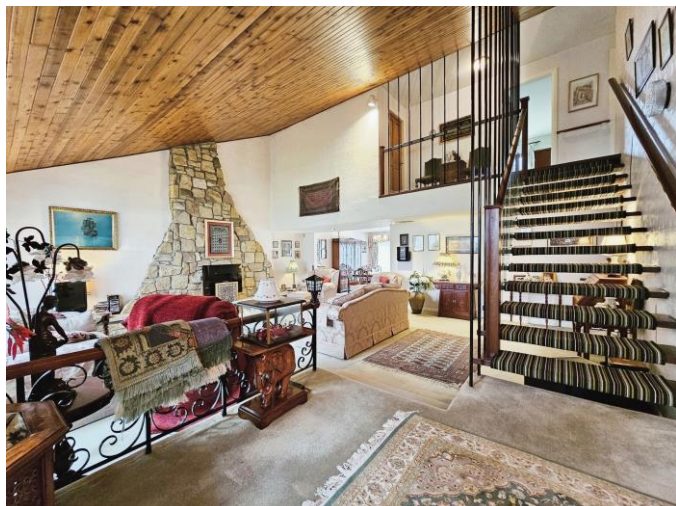
This rare to market property is available for sale with no onward chain and a beautiful mature plot close to Ponteland village amenities. The front door opens to a wonderful lobby and open plan family living room with dining room, vaulted ceiling and doors to the garden. There is a generous breakfasting kitchen, an inner hallway leading to the garage with storage cupboards, a convenient utility area, ground floor shower room, fitted office and a comfortable sitting room with doors to the garden. Stairs lead to a mezzanine style landing with storage, an impressive principal bedroom suite with dressing area and en-suite bathroom, a lovely family bathroom and a further three double bedrooms. Externally there is a stunning garden with a sizeable lawn, driveway leading to an extremely generous garage, mature shrubs, trees, well stocked planted borders and paved areas to enjoy the tranquil surroundings. The property could benefit from some cosmetic updating allowing buyers to create the perfect family home. The location benefits from excellent amenities nearby including highly regarded schools for all ages, shops, restaurants, leisure facilities, pubs and transport links by bus, car and air and Metro train station at Newcastle Airport.

**Asking Price: £675,000**

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## Eastern Way Darras Hall

The front door opens to an impressive mezzanine hallway with carpeted flooring, double glazed windows to the front and vaulted ceiling. The hallway is open to:

**Open Plan Living Room/Family Room 22'1 max x 23'8 plus recess (6.73m x 7.21m)**

A beautiful room with floor to ceiling double glazed windows to the front, vaulted ceiling, stone feature fireplace and carpeted flooring. This area is open to:

**Dining Room 11'7 x 12'11 (3.53m x 3.93m)**

A light and airy room with carpeted flooring, double glazed sliding doors to the garden and a door to the breakfast kitchen.

**Breakfast Kitchen 13' max x 21'4 max (3.96m x 6.50m)**

A well-equipped fitted kitchen with a range of wall and floor units, work surfaces above with sink unit inset, integrated appliances, part tiled walls, double glazed windows to the rear, laminate tile flooring and a sizeable breakfast area.

**Inner Hallway**

This area connects the living room to the kitchen, sitting room, office, ground floor shower room and garage and benefits from storage cupboards, a utility area, ducted air heating system and carpeted flooring.

**Ground Floor Shower Room 6'11 x 5'3 plus recess for shower (2.10m x 1.60m)**

This room has a shower enclosure, wash hand basin inset to storage, WC, tiled walls and flooring and an extractor fan.

**Sitting Room 16'3 x 12'11 (4.95m x 3.93m)**

A wonderful sunny room with double glazed sliding doors to the garden, carpeted flooring and feature fireplace.

**Office 11'4 x 12'1 max into recess (3.45m x 3.68m)**

A useful space with beautiful solid wood fitted office furniture, carpeted flooring and double-glazed window to the side.

**First Floor Landing**

A stylish open staircase with glass inset leads to a carpeted landing with an airing cupboard.

**Bedroom 11'6 x 17'3 (3.50m x 5.25m)**

This generous room has a double-glazed window to the rear, carpeted flooring and fitted wardrobes.

**Bedroom 9'9 plus wardrobes x 13 (2.97m x 3.96m)**

A lovely room with carpeted flooring, fitted wardrobes and a double-glazed window to the rear.

**Bedroom 13' plus wardrobes x 12'11 (3.96m x 3.93m)**

A sizeable room with fitted wardrobes, carpeted flooring and radiator.



**Bathroom 14'3 max x 9'10 plus alcove (4.34m x 2.99m)**

The bathroom has a feature alcove bath tub, double shower enclosure, part tiled walls, dual wash hand basins inset to storage, WC, carpeted flooring and double-glazed windows to the front.

**Principal Bedroom 16'4 x 13'01 plus wardrobes (4.97m x 3.96m)**

This wonderful room has fitted wardrobes, carpeted flooring and a double-glazed window to the rear.

**Dressing Area**

This useful area has a fitted toiletries area with storage cupboards and tiled walls.

**En-Suite Bathroom 9'3 x 14'4 (2.81m x 4.36m)**

This well-proportioned bathroom has a feature bath tub, shower enclosure, WC, bidet, dual wash hand basins, tiled walls, double glazed window to the side, feature lighting and extractor fan.

**Double Garage 22'2 x 20 (6.75m x 6.09m)**

The garage has base units with work surfaces and sink, an electric garage door, door to the side, light and power.

**Externally**

The property occupies a fabulous mature plot circa 1/3rd of an acre with a beautifully maintained garden. There is a generous lawn, well stocked borders boasting an array of flowering plants, shrubs and trees. There is a vast driveway and paved areas throughout the garden to enjoy the tranquil surroundings. The property is a short distance from Ponteland village, Broadway shopping centre and schools for all ages making this a popular address for families.

**PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

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.

**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

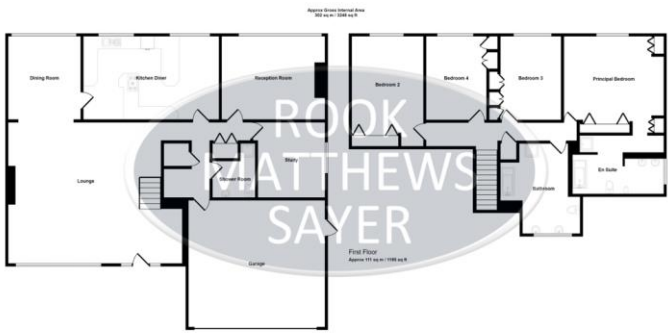
**COUNCIL TAX BAND: G**

**EPC RATING: TBC**

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# EPC TBC



Ground Floor  
Approx 107 sqm - 1150 sq ft

The Reader is asked to exercise caution and to verify such measurements of doors, windows, rooms and any other items 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.

### Eastern Way, Darras Hall

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 1



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**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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