



## Parklands

### Darras Hall

This wonderful bungalow is available for sale with no onward chain on a magnificent plot circa 1/3rd of an acre which could be ideal for development subject to planning permission. The property is accessed via a welcoming hallway opening to a light and airy lounge dining room. There is a fitted breakfasting kitchen with a door to the garage, an impressive conservatory, three bedrooms and a bathroom. Externally there is a driveway leading to the double garage and a fabulous garden laid to lawn with planted borders and a sizeable patio area. Parklands benefits from amenities nearby at Broadway shopping centre and Ponteland village, highly regarded schools, transport links, leisure facilities and cafe's pubs and restaurants.

**Offers Over: £425,000**

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# Parklands

## Darras Hall

The double-glazed side door opens to a hallway with carpeted flooring, double glazed windows to the side, radiators and storage cupboards.

### **Lounge 12'9 x 19'9 (3.88m x 6.01m)**

A light and airy lounge with carpeted flooring, double glazed windows to the front and side, radiator, feature fireplace and opening to the dining room.

### **Dining Room 9'8 x 10'6 (2.94m x 3.20m)**

The dining room has a double-glazed window to the front, carpeted flooring and a radiator.

### **Kitchen Breakfast Room 14'6 x 10'3 (4.41m x 3.12m)**

A fitted kitchen with contrasting worktops, space for an oven with cooker hood, space for a fridge and slimline dishwasher, part tiled walls, vinyl flooring, radiator and door to the garage and conservatory.

### **Conservatory 10'2 x 18'3 (3.09m x 5.56m)**

This room has under floor heating, double glazed doors to the garden and tiled flooring.

### **Inner Hallway**

This hall gives access to the bedrooms and bathroom and has loft access.

### **Bedroom One 12'9 x 11'2 (3.88m x 3.40m)**

This lovely room has a double-glazed window to the side, carpeted flooring, radiator and fitted storage cupboards.

### **Bedroom Two 11'2 x 10'3 (3.40m x 3.12m)**

An impressive room with double glazed window overlooking the rear garden, carpeted flooring, radiator and fitted storage cupboards.



### Bedroom Three 8'3 x 9'6 (2.51m x 2.89m)

This room has a double-glazed window to the side, carpeted flooring, fitted storage cupboards and radiator.

### Bathroom

This room has a bath tub, shower enclosure, WC, wash hand basin, tiled walls and double-glazed window to the side.

### Double Garage 18'6 max into recess x 16'9 (5.63m x 5.10m)

A generous garage with electric roller shutter door, central heating boiler, plumbing for a washing machine, double glazed window to the rear and separate WC with double glazed window also to the rear.

### Garden

The bungalow occupies a fabulous plot with mature gardens circa 1/3rd of an acre. The garden benefits from areas laid to lawn, well stocked borders a patio area and sizeable driveway leading to the double garage.

### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: ADSL

Mobile Signal Coverage Blackspot: No

Parking: Garage with driveway

### 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.

### MATERIAL / CONSTRUCTION ABNORMALITIES

We have been informed that the property is timber frame

### TENURE

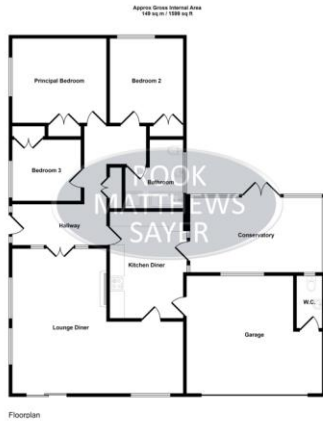
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND: E**

**EPC RATING: TBC**

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Parklands, Darras Hall

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**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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