



## Pinegarth

### Darras Hall

This well-proportioned detached Dormer bungalow is set on an expansive private plot, approximately 1/3 of an acre, offering a peaceful lifestyle in the heart of Darras Hall. With no onward chain, this property provides an exceptional opportunity for a smooth purchase. Positioned in an enviable end-of-cul-de-sac location, the home boasts a range of impressive features, including a garage with utility space, well-maintained gardens, and living spaces perfect for family life. The entrance hall opens into a welcoming reception area that flows effortlessly into the bright and airy lounge, featuring sliding doors that offer views of the garden. A separate dining room provides a setting for entertaining guests. The kitchen, though functional, offers great potential for modernization. With ample workspace and room for improvement, it presents an excellent opportunity for the new owners to create their ideal cooking and dining space. An inner hallway leads to the ground floor bedroom, ideal for guests or as a convenient extra living space. The adjacent bathroom, while functional, would benefit from updating, offering a great opportunity for modernization. Upstairs, the property continues to impress with three generously sized bedrooms, including the principal suite with serene garden views. A second bathroom serves the additional bedrooms. Externally, this property offers beautifully maintained gardens, bordered by mature shrubs and trees, providing privacy and space to enjoy outdoor living. The driveway, capable of accommodating multiple vehicles, leads to the property's tandem garage, measuring 40 feet in length, which includes a generous utility area. Located in a sought-after area of Darras Hall, this home is within easy reach of local amenities, highly regarded schools, and excellent transport links, making it the perfect retreat for those looking to combine countryside living with modern convenience.

## Offers Over: £600,000

ROOK  
MATTHEWS  
SAYER

01661 860 228  
Ash House, Bell Villas, Ponteland, NE20 9BE

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[ponteland@rmsestateagents.co.uk](mailto:ponteland@rmsestateagents.co.uk)





# Pinegarth Darras Hall

## Entrance Hall 5'5 x 6'8

Window and door to the front, carpeted flooring, radiator, French doors to inner hall.

## Inner Hall

Carpeted flooring and archway to lounge.

## Kitchen 10'01 x 13'10

A fitted kitchen with sink unit inset, radiator, electric hob and double oven, part tiled walls and vinyl flooring.

## Lounge 16' x 23'03

A light and airy lounge with double glazed sliding doors to the garden, feature fireplace, carpeted flooring, two radiators and wall lights.

## Dining Room 13'11 x 12

A lovely room with double glazed window to the front, carpeted flooring, wall lights and radiator.

## Inner Hallway

With carpeted flooring, radiator and stairs to the first floor.

## Ground Floor Bedroom Four 11'10 x 11'11

A beautiful room with double glazed window to the rear, carpeted flooring and radiator.

## Ground Floor Bathroom 7'4 x 8'7

With bath and shower over, wash hand basin, WC, storage cupboard, tiled walls, radiator and double-glazed window to the side.

## First Floor Landing 17'8 plus recess x 8

A vast landing with double glazed window to the side, carpeted flooring, radiator and access to the boarded loft space.

## Bathroom 6'5 x 7'2 with sloping ceiling

The suite has a bath tub with shower over, WC, wash hand basin, double glazed window to the side, heated towel rail and tiled walls.





**Bedroom One 17'2 x 10'11**

This light and airy room has a double-glazed window to the rear, carpeted flooring and radiator.

**Bedroom Two 11 x 12'3**

A generous room with double glazed window to the rear, carpeted flooring and radiator.

**Bedroom Three 14'7 x 8'8**

A charming bedroom with double glazed window to the side, carpeted flooring and radiator.

**Garage 9'1 x 40'3**

Two double glazed windows to the side, door to the side, central heating boiler, fitted units and work surfaces, sink and spaces for a washing machine, dryer and fridge freezer and generous utility space.

**Garden**

Externally there is a sizeable garden circa 1/3rd of an acre with a driveway for several vehicles leading to the garage, an impressive lawn and well stocked mature borders.

**PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Central

Broadband: Fibre to cabinet

Mobile Signal Coverage Blackspot: No

Parking: Double garage with driveway

**MINING**

The property is 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

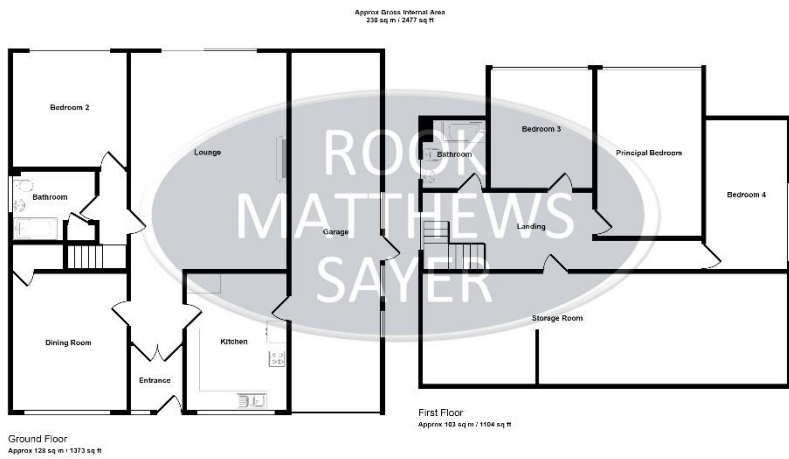
**COUNCIL TAX BAND: F**

**EPC RATING: TBC**

P00006472.EC.SCJ.27092024.V.2







This floor plan is only for illustrative purposes and is not to scale. Measurements of rooms, courts, walls, etc. are approximate and may vary slightly from actual measurements. Some of the measurements are taken from the ground level only and may not take into account the floor levels. Measurements are taken to the internal face of walls.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	57 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.

**16 Branches across the North-East**

