



Wentworth Court

Darras Hall

This exceptional, modern detached home is situated in a desirable location and offers spacious living with luxurious features throughout. From the moment you step into the bright and welcoming entrance hall, with its floor-to-ceiling double-glazed window, Amtico flooring, and striking slate feature wall, you'll feel the sense of quality and elegance that runs through this property. The open-plan reception hallway flows seamlessly into the stylish kitchen dining area, which boasts high-end German fittings, granite worktops, and integrated Miele appliances. Large sliding doors from the kitchen lead to the beautifully landscaped garden, creating a bright and open atmosphere, ideal for both relaxation and entertaining. The spacious utility room, equipped with fitted units and high-end appliances, adds further convenience, with access to the rear garden. The living room offers a cosy, welcoming space with plush carpeted flooring and picturesque views of the garden. With an abundance of natural light, it's perfect for unwinding or hosting guests. Additional ground floor features include a modern WC and a spacious garage with electric door access, lighting, and power. The first-floor galleried landing, bathed in natural light from feature ceiling windows, leads to the generously sized bedrooms. The principal suite stands out with its vaulted ceilings, large double-glazed windows, and a luxurious dressing area. The en-suite shower room offers a spa-like experience with contemporary design and modern amenities. The remaining bedrooms also benefit from en-suite facilities and spacious, light-filled layouts, ideal for family or guests. The property features luxurious Villeroy & Boch bathroom suites in all its bathrooms. Externally, the property's landscaped garden provides ample space for outdoor living, while the driveway with automated gates offers secure off-road parking.

Asking Price: £1,250,000

ROOK
MATTHEWS
SAYER

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

www.rookmatthewssayer.co.uk
ponteland@rmsestateagents.co.uk

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Entrance Hall (8'3 x 10'4 / 2.51m x 3.15m):

A bright and welcoming space with an entrance door and floor-to-ceiling double-glazed window to the front. The hall features Amtico flooring and a striking slate feature wall. It includes a video entry system and leads into the open-plan reception hall through sleek glass doors, offering a modern and inviting entry to the home.

WC (2'10 x 5'7 / 0.86m x 1.70m):

A convenient space featuring a WC and a wash hand basin inset into a storage unit. The room has Amtico flooring and part-tiled walls, providing a modern finish. Additional features include a heated towel rail, a double-glazed window to the front, and an extractor fan for ventilation.

Inner Hallway:

This modern and practical inner hallway features stylish Amtico flooring and provides internal access to the garage.

Garage (17'7 x 15'7 / 5.36m x 4.75m):

A spacious garage offering electric door access, lighting, and power. This versatile space provides ample room for parking and storage.

Boiler Room (4'1 x 9'9 / 1.24m x 2.97m):

This efficiently designed space houses the water tank, boiler, and controls for the underfloor heating system, ensuring smooth operation and easy access for maintenance.

Open Plan Reception Hallway (11'08 x 13'09 / 3.56m x 4.19m):

An impressive and airy reception hallway with a mirror-front under-stair storage cupboard. The space features Amtico flooring and a striking glass and hardwood feature staircase. It seamlessly connects to the kitchen and dining areas.

Kitchen Dining Room (14'11 x 46'06 L shape 17'6 x 5'2 / 4.55m x 14.17m L shape 5.33m x 1.57m):

A luxurious kitchen and dining area featuring high-end German fittings, granite worktops, and a large central island. Integrated Miele appliances, including ovens, a microwave, and a Bora induction hob, make this space ideal for cooking and entertaining. The room is enhanced by large sliding doors that offer stunning views of the garden, creating a bright and open atmosphere.

Utility Room (8'9 x 15'4 / 2.67m x 4.67m):

This utility room is well-equipped with fitted units, granite worktops, and high-end appliances, including a Neff gas hob and Miele warming drawer. It offers ample space for an American fridge freezer and laundry appliances, with convenient access to the garden.

Living Room (15'5 x 17'6 / 4.70m x 5.33m):

A spacious and inviting living room featuring plush carpeted flooring, complemented by two large windows offering picturesque views of the garden. This room is ideal for relaxation or entertaining guests, with an abundance of natural light enhancing the cosy atmosphere.

First Floor Landing:

This beautifully designed galleried landing features a hardwood and glass balustrade, with Amtico flooring that flows throughout. The area is bathed in natural light, thanks to feature ceiling windows, creating a bright and inviting atmosphere.

Principal Bedroom Suite (17'7 x 15 / 5.36m x 4.57m):

A spacious and elegant principal suite with vaulted ceilings and large double-glazed windows that allow ample natural light. The suite includes access to a fitted dressing room with sleek mirrored wardrobes. Plush carpets throughout and a Velux window enhance the luxurious feel, creating a serene retreat in the heart of the home.



En-suite Shower Room (3'11 x 8'3 / 1.19m x 2.51m):

A contemporary suite featuring a double shower, wash hand basin inset to storage, and WC. The vaulted ceiling enhances the room's spaciousness, complemented by tiled flooring and a mirror inset to a recessed area with lighting. The suite also includes a slate feature wall, fully tiled walls, heated towel rail, extractor fan, and a double-glazed window to the side, offering a blend of modern design and functionality.

Bedroom Two (15'4 x 17'6 / 4.67m x 5.33m):

This generously sized bedroom features vaulted ceilings and double-glazed windows that offer ample natural light. The room also includes fitted wardrobes and provides access to an en-suite shower room.

En-suite Shower Room (3'11 x 8'3 / 1.19m x 2.51m):

A modern en-suite featuring a double shower, a stylish wash hand basin, and a WC. The vaulted ceiling adds a sense of height, while the heated towel rail enhances comfort. The overall design creates a spa-like atmosphere, making it a relaxing and practical space.

Bedroom Three (15'03 x 17'06 / 4.60m x 5.33m):

A comfortable and spacious bedroom, this room features a vaulted ceiling and fitted wardrobes for ample storage. Large double-glazed windows offer a pleasant view of the rear garden, enhancing the room's airy and bright feel.

En-suite Shower Room (3'10 x 8'5 / 1.17m x 2.57m):

This stylish en-suite features a double shower, a wash hand basin inset into storage, and a heated towel rail. With sleek tiled walls and flooring, the room exudes modern elegance.

Bedroom Four (8'10 x 11'10 / 2.69m x 3.61m):

Currently utilised as a home office, this bright and airy room features double-glazed windows and carpeted flooring, making it a versatile space for working or relaxation.

Family Bathroom:

This luxurious bathroom boasts a freestanding bath, a wash hand basin with built-in storage, and a WC. The vaulted ceilings, tiled flooring, and part-tiled walls are enhanced by a Velux window that allows natural light to fill the room. Contemporary lighting completes the opulent feel of this space.

Exterior and Garden:

The landscaped garden includes lawned areas, patios, and sunny aspects. The front of the home boasts a large driveway with automated gates, a video entry system, and raised lawned beds.

PRIMARY SERVICES SUPPLY

- Electricity: MAINS
- Water: MAINS
- Sewerage: MAINS
- Heating: MAINS
- Broadband: ADSL
- Mobile Signal Coverage Blackspot: NO
- Parking: GARAGE, DRIVEWAY

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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