



Errington Road

Darras Hall

This detached family home offers a spacious and well-thought-out layout, ideal for those seeking both comfort and practicality. As you step into the welcoming reception hall, you're greeted by ample storage cupboards, a hardwood staircase, and under-stairs storage, offering plenty of space to keep things organized. The bright and inviting lounge features double-glazed sliding doors that open onto the garden patio, where a remote-controlled canopy allows for easy outdoor enjoyment, whether you're relaxing in the sun or entertaining guests. The modernized kitchen boasts sleek granite worktops, a central island, and integrated appliances, including a double oven, fridge freezer, coffee machine, and dishwasher. A serving hatch connects the kitchen to the dining room, making it an ideal spot for family meals or social gatherings.

The study / sitting room, with doors leading out to the garden, provides a flexible space that can be used for work or leisure. On the ground floor, you'll also find a comfortable bedroom with fitted wardrobes, alongside a well-appointed bathroom complete with a whirlpool bath and shower enclosure. Moving upstairs, the main bedroom offers fitted wardrobes and an en-suite shower room. There is a second bedroom that also benefits from an En-Suite shower room. There is an additional two bedrooms which benefit from plenty of natural light, built-in storage. A separate shower room with a fitted sauna adds a touch of convenience to the upper floor.

Outside, the property features a well-maintained garden with a variety of areas suited for outdoor living, including a patio and courtyard. The driveway and garage provide ample parking space, making this home ideal for those looking for functional, adaptable living spaces that cater to a range of needs.

Asking price: £650,000

ROOK
MATTHEWS
SAYER

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

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



Errington Road

Darras Hall

Reception Hall 6'11 x 20'8 (2.11m x 6.30m)

A bright welcoming hallway with fitted storage cupboards, a feature hardwood staircase, under stairs storage, and two radiators.

Study/Sitting Room 10'3 x 12'8 (3.12m x 3.86m)

A versatile room with double glazed window and door to the garden, carpeted flooring, and radiator.

Lounge 24 x 13'10 (7.32m x 4.22m)

An extremely generous lounge area with carpeted flooring, two radiators, and double-glazed sliding doors to the patio in the garden which benefits from a remote-controlled canopy.

Kitchen 12'11 x 12'1 (3.94m x 3.68m)

A stylish modernized kitchen with granite work surfaces and central island. There is a fridge freezer, integrated double oven, integrated coffee machine, space for a microwave, electric hob with cooker hood above, dishwasher, double glazed window to the side, tiled walls, vinyl flooring, radiator, hatch to the dining room, and a door to the garage.

Dining Room 14'1 x 12'4 (4.29m x 3.76m)

A carpeted dining room with double glazed window to the front, radiator, and hatch to the kitchen.

Ground Floor Bedroom Five 11'4 x 10'7 (3.45m x 3.23m)

This room has fitted wardrobes and dressing table, carpeted flooring, and a radiator.

Bathroom

A ground floor bathroom with whirlpool bath, shower enclosure, wash hand basin, WC, double glazed window to the side, vinyl flooring, extractor fan, tiled walls, and radiator.

Landing

A carpeted landing with double glazed dormer window to the side and loft access.

Bedroom One 11'10 max into recess x 13'3 max (3.61m x 4.04m max)

This room benefits from fitted wardrobes and storage, carpeted flooring, double glazed window to the rear, radiator, and a door to the airing cupboard.

En-Suite Shower Room

With shower enclosure, wash hand basin, WC, double glazed dormer window to the side, tiled walls, storage cupboard, Amtico style flooring, radiator, and extractor fan.

Bedroom Three 12'11 max into recess x 12'11 plus wardrobes (3.94m max x 3.94m plus wardrobes)

This room has a double-glazed window to the front, carpeted flooring, radiator, and fitted wardrobes and dressing table.



Shower Room/Sauna

This room has a shower enclosure, wash hand basin, WC, fitted Sauna, vinyl flooring, heated towel rail, double glazed window to the side, tiled walls, and extractor fan.

Bedroom Four 10'7 max x 12'8 max (3.23m max x 3.86m max)

A lovely room with carpeted flooring, fitted wardrobes and dressing table, radiator, and double-glazed window to the side.

Bedroom Two 14 x 11'3 plus wardrobes (4.27m x 3.43m plus wardrobes)

A generous room with double glazed window overlooking the rear garden, carpeted flooring, radiator, and fitted wardrobes and storage.

En-Suite Shower Room

With shower enclosure, WC, wash hand basin, double glazed window to the side, fitted dressing table, Amtico style flooring, tiled walls, extractor fan, and radiator.

Garage 17'1 x 17'9 (5.21m x 5.41m)

A door from the kitchen leads to the garage which benefits from light and power, central heating boiler, garage door to the front, a double-glazed door to the rear garden, and an opening to the utility area.

Utility Area 6'6 x 6'6 (1.98m x 1.98m)

A useful space with double glazed window to the rear, sink unit, and spaces for a washing machine and dryer.

Garden

The house occupies a substantial plot circa 1/4 of an acre and benefits from a sizeable driveway providing parking for several vehicles. The garden has areas laid to lawn, a rear courtyard with detached double glazed garden room/office, greenhouse, potting sheds, vegetable patch, planted borders, and paved areas to enjoy the sunny aspect.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL HEATING

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: GARAGE, DRIVEWAY

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: C

P00007200.SD.SD.30042025.V2





Errington Road, 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	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

