



Avondale Road | Darras Hall | NE20 9NA

£950,000

Introducing this splendid detached house located in the sought-after Darras Hall area, positioned conveniently close to local schools, amenities, and attractive green spaces. Currently listed for sale, this neutrally decorated property is an ideal choice for families.

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MATTHEWS
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DETACHED

FOUR RECEPTION ROOMS

SIX BEDROOMS

THREE EN-SUITES

SPACIOUS DINING KITCHEN

WEST FACING GARDEN

NO UPPER CHAIN

FREEHOLD

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

The house boasts a generous living space spread across four reception rooms. Reception room one is a spacious living room with large windows allowing an abundance of natural light. Reception room two, a comfortable TV snug, offers access to the rear garden. The sunroom, labelled as reception room three, provides a calming environment with easy access to the patio and garden. The fourth reception room is designed as a home office, perfect for today's work-from-home needs.

The property offers six bedrooms, three of which are ensuite. The master bedroom features built-in wardrobes and a west-facing balcony, perfect for unwinding while watching the sunset. All other bedrooms are doubles, providing ample space for a growing family. The property features four bathrooms, including a family bathroom equipped with a heated towel rail, a shower unit, a bathtub, and dual sinks.

A key feature of this home is the open-plan dining kitchen, fitted with granite countertops and a gas hob. The kitchen also benefits from a separate utility, and the vast windows ensure a flood of natural light, enhancing the dining space.

Unique attributes of this property include a double garage, a west-facing garden for those sunny afternoons, open views of the surrounding area, and a dining kitchen. With all these features and more, this property is a fantastic opportunity to acquire a family home in a desirable location.

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ponteland@rmsestateagents.co.uk

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Reception Room One: 18'02" x 14'10" - 5.53m x 4.52m

Reception Room Two: 14'07" x 14'10" - 4.45m x 4.52m

Dining Room: 10'11" x 9'11" - 3.33m x 3.02m

Sun Room: 12'10" x 10'05" - 3.91m x 3.18m

Kitchen: 21'09" x 11'04" - 6.63m x 3.45m

Utility Room: 10'10" x 6'08" - 3.30m x 2.03m

Office: 12'00" x 7'08" - 3.66m x 2.33m

W.C.

Bedroom One: 15'03" (+balcony) x 14'08" - 4.65m x 4.47m

Ensuite: 7'07" x 6'09" - 2.31m x 2.06m

Bedroom Two: 9'08" x 14'11" - 2.95m x 4.55m

Ensuite: 7'09" x 4'03" - 2.36m x 1.31m

Bedroom Three: 11'02" x 12'11" - 3.40m x 3.94m

Ensuite: 5'09" (max) x 8'11" - 1.75m x 2.72m

Bedroom Four: 11'00" (+wardrobe) x 12'02" - 3.35m x 3.71m

Bedroom Five: 11'02" x 16'00" - 3.40m x 4.88m

Bedroom Six: 11'01" x 8'07" - 3.38m x 2.62m

Bathroom: 10'10" x 7'07" - 3.30m x 2.31m

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

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: F

EPC RATING: TBC

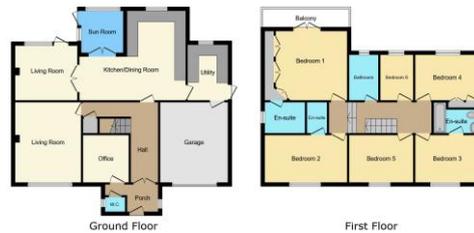
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