



Errington Road | Darras Hall | NE20 9LB

**£750,000**

For Sale: An immaculate detached house with five bedrooms, three reception rooms, and two kitchens. This property, sitting on a 1/3 acre of land, is in the heart of Darras Hall, close to schools, local amenities, and green spaces. The house is rated EPC C and falls under the council tax band F.

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MATTHEWS  
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**DETACHED**

**DORMER BUNGALOW**

**SPACIOUS LIVING**

**MODERN KITCHEN**

**SEPARATE ANNEX**

**FIVE BEDROOMS**

**THREE BATHROOMS**

**WRAP AROUND GARDENS**

For any more information regarding the property please contact us today

**PROPERTY DESCRIPTION:**

One of the unique features of this home is the separate annex above the double garage. It has its own access, a living room, a double bedroom ensuite, and a kitchen with access into the main house on the first floor. Ideal for families, the property also has a wrap-around garden, a ground floor bedroom, and a large driveway.

The master bedroom is a spacious double with an ensuite and built-in wardrobes. It overlooks a large, south facing garden. The second bedroom is also a double with an ensuite, while the third offers ample space as a double room. The fourth bedroom is conveniently situated on the ground floor. The fifth room is a generous double or can be used as a first-floor lounge.

The first kitchen is flooded with natural light and features a newly fitted kitchen with shaker style units and integrated appliances, including a wine cooler. The second kitchen, part of the annex, offers garden views and is located on the first floor.

The three reception rooms offer ample space for family gatherings. The generous living room has a garden view and access to a large conservatory. The dining room provides access to the garden. The large south-facing conservatory also opens to the garden, making it perfect for sunny days.

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## GROUND FLOOR

Living Room: 26'02" x 17'11" - 7.98m x 5.46m

Dining Room: 13'01" x 9'11" - 3.99m x 3.02m

Conservatory: 24'04" x 11'06" - 7.42m x 3.51m

Kitchen: 17'08" x 8'08" - 5.38m x 2.64m

Bedroom: 11'06" x 13'04" - 3.51m x 4.06m

Bathroom: 6'08" x 10'00" - 2.03m x 3.05m

## FIRST FLOOR

Bedroom: 14'01" x 13'02" (+ wardrobes) - 4.29m x 4.01m

En-suite: 8'00" x 5'05" - 2.44m x 1.65m

Bedroom: 9'11" x 20'00" - 3.02m x 6.07m

En-suite: 5'05" x 10'00" - 1.65m x 3.05m

Bedroom: 10'11" x 10'04" - 3.33m x 3.15m

Bedroom/Lounge: 15'03" (max) x 18'06" - 4.65m x 5.64m

Kitchen: 11'11" x 6'10" - 3.63m x 2.08m

W.C.

## PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

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: F

## EPC RATING: C

P00007398.SD.SD.18/6/25.V.1



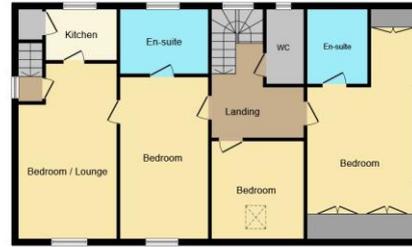
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Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

**Energy rating and score**

This property's current energy rating is C. It has the potential to be B.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C	71   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



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