



Woodlands | Darras Hall | NE20 9EU

**£525,000 Offers Over**

For sale is this neutrally decorated detached bungalow, located in the sought-after location of Darras Hall. This property is in close proximity to nearby schools and local amenities, making it a practical choice for families and those who value convenience.

ROOK  
MATTHEWS  
SAYER





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**DETACHED BUNGALOW**

**2/3 ACRE APPROX**

**OPEN PLAN LIVING**

**THREE BEDROOMS**

**MODERN BATHROOM**

**NO UPPER CHAIN**

For any more information regarding the property please contact us today

The property features an open-plan reception room with large windows that allow for an abundance of natural light. The room also boasts access to a conservatory and the garden, providing a seamless blend of indoor and outdoor living spaces.

The kitchen, again benefiting from natural light, is equipped with granite countertops and a breakfast area. It also offers direct access to the gardens, perfect for al fresco dining or simply enjoying the outdoors.

The bungalow accommodates three double bedrooms, with the master bedroom and the second bedroom having the added benefit of built-in wardrobes. The bathroom is a luxurious affair with a free-standing bath, rain shower and heated towel rail, providing a spa-like experience at home.

One of the unique features of this property is its generous 1/3 acre of land it sits on. The mature trees in the garden offer a sense of tranquillity and privacy. Furthermore, the property offers single-level living, which makes it easily accessible. At the same time, the large plot and the detached nature of the bungalow open up potential for development, subject to planning permissions.

Finally, the property is in Council Tax Band E. This is a wonderful opportunity to own a piece of property in a prime location, with a balance of comfort and potential.

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Living Room: 21'11" (max) x 23'04" (max) -  
6.68m x 7.11m

Kitchen: 11'10" x 8'02" - 3.61m x 2.48m

Conservatory.

Bedroom One: 10'10" (+wardrobes) x 9'11"  
(+wardrobes) - 3.30m x 3.02m

Bedroom Two: 10'00" x 11'06" - 3.05m x  
3.51m

Bedroom Three: 11'03" x 9'00" - 3.43m x  
2.74m

Bathroom: 7'05" x 8'08" - 2.26m x 2.64m

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS GAS

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

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

**COUNCIL TAX BAND: E**

**EPC RATING: TBC**

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