



Woodlands | Darras Hall | NE20

Offers Over £525,000

One of the unique features of this three bedroom 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.



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DETACHED BUNGALOW**THREE BEDROOMS****OPEN PLAN LIVING****NO UPPER CHAIN****MODERN BATHROOM****COUNCIL TAX BAND E****1/3 ACRE APPROX****EPC RATING D****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.

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

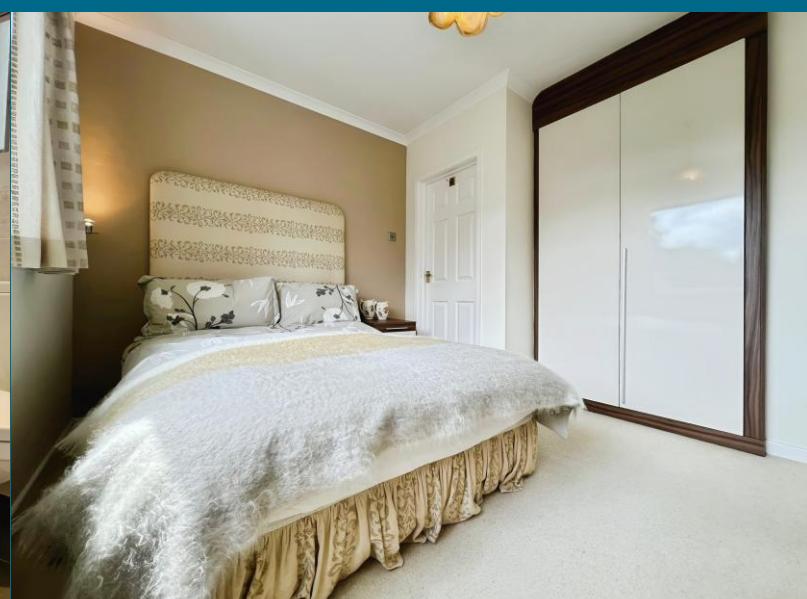
The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

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: E**EPC RATING: D**

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EPC RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	73 C
39-54	E		
21-38	F		
1-20	G		

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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.

