



Cherry Trees

DARRAS HALL, NE20 9JG

RMS | Rook
Matthews
Sayer

INCORPORATING
Fine LIVING



5 BEDROOMS
3 BATHROOMS
3 RECEPTION ROOMS

OFFERS IN EXCESS OF
£750,000

Neutrally-decorated detached house

This neutrally decorated detached house is set on a quiet cul-de-sac and offers comfortable accommodation ideal for families. The location is convenient for public transport links, nearby schools, and local amenities. This property offers a practical layout and generous living spaces, making it a well-rounded choice in a sought-after residential area.





Warm, welcoming living room

The property features three versatile rooms, including a living room with a large bay window, wood floors, and a fireplace, creating a welcoming focal point. The dedicated dining room provides access to a conservatory and there is a separate home office, well suited for those working from home.



Open-plan kitchen

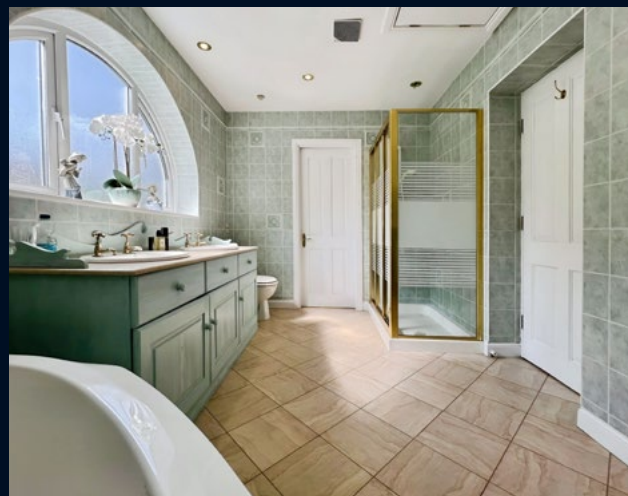
The open-plan kitchen is filled with natural light and offers generous dining space, utility room facilities, and access to the garden — perfect for both everyday living and entertaining.





Stunning master bedroom

The property features a stunning master bedroom, benefitting from vaulted ceilings, an en-suite bathroom with a corner jacuzzi bathtub, a walk-in closet, and a spacious layout.



Generously sized bedrooms

Four generously sized bedrooms are included, The second bedroom also offers vaulted ceilings, an en-suite, and accommodates a double bed. Bedrooms three and four are both well proportioned doubles.



Efficient bathroom

The dining room is spacious with attractive picture rail offering ample space for grand dining or an ideal second reception room. This space does also give the option of a ground floor bedroom, if needed, being adjacent to the bathroom.

Attractive garden

Among its unique features are an attractive garden, a large patio area to the front, a further patio at the rear, pond, and raised bedding planters. The double garage, behind bespoke electric gates, provides additional space for parking or storage.



Property Description

GROUND FLOOR

Living Room: 19'00" x 14'00" (into bay)
(5.79m x 4.26m)

Dining Room: 9'07" x 17'09" (2.91m x 5.40m)

Conservatory: 13'01" x 12'00" (3.99m x 3.67m)

Kitchen: 7'06" x 23'06" (2.29m x 7.16m)

Home Office.

Bedroom Three: 9'08" x 13'02"
(2.95m x 4.02m)

Bedroom Four: 8'09" x 13'02" (2.67m x 4.02m)

Bathroom: 5'10" x 8'02" (1.77m x 2.48m)

Utility Room.

W.C.

FIRST FLOOR

Bedroom One: 15'00" (max) x 22'04" (max)
(4.57m x 6.81m)

Ensuite: 8'01" x 13'06" (2.47m x 4.12m)

Dressing Room.

Bedroom Two: 9'01" x 22'03" (2.76m x 6.78m)

Ensuite: 3'10" x 10'11" (1.17m x 3.34m)

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

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: C

P00007450.SD.SD.06/08/25.V.1

Floor Plans



GROUND FLOOR



FIRST FLOOR



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



For more information please contact our branch today via:

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