



Edge Hill | Darras Hall | NE20 9RN

£900,000

This immaculate detached house, offered for sale with no upper chain, is situated on a generous corner plot of approximately 1/3 acre in the heart of Darras Hall—a sought-after location known for its green spaces and excellent local amenities. The property is approached via an impressive carriage driveway with electric gates, providing a secure and welcoming entrance.

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DETACHED FAMILY HOME

FIVE BEDROOMS

APPROX 1/3 ACRE

THREE RECEPTION ROOMS

THREE BATHROOMS

SOUTH WEST CORNER PLOT

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

Living spaces are both versatile and inviting. There are three reception rooms, including a room with large windows, a fireplace, and direct access to the south west facing lawned garden. A formal dining room provides a perfect setting for entertaining, while a further reception room features a log burner and built-in media unit for relaxed family evenings.

The kitchen benefits from generous natural light, a dedicated dining space, a breakfast area, and a useful utility room. With an EPC rating of D, this property blends comfort and practicality within one of the area's most desirable settings.

The home is ideal for families, offering five well-appointed bedrooms. The master bedroom features a spectacular dormer window, a spacious walk-in closet, and an en-suite bathroom, while another bedroom also benefits from an en-suite, vaulted ceiling, and feature window and log burner, making it an excellent guest room or an inspiring home office. Additional bedrooms include a double with built-in wardrobes and dual aspect windows, as well as two further doubles, with fitted storage.

The expansive south west facing gardens are ideal for enjoying the outdoors, completing this outstanding family home.

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Reception Room One: 18'00" x 13'11" (into alcove) - 5.49m x 4.24m

Reception Room Two: 20'11" x 11'11" - 6.38m x 3.63m

Reception Room Three: 10'11" x 11'09" - 3.33m x 3.58m

Kitchen: 24'03" x 10'11" - 7.39m x 3.33m

Utility Room: 9'11" (max) x 12'09" (max) - 3.02m x 3.89m

W.C.

Bedroom One: 17'05" (max) x 15'11" - 5.31m x 4.85m

En-suite: 6'02" x 6'11" - 1.88m x 2.11m

Closet: 6'02" x 6'00" - 1.88m x 1.83m

Bedroom Two / Home Office: 16'08" (max) x 14'09" - 5.08m x 4.50m

En-suite: 4'06" x 5'02" - 1.48m x 1.57m

Bedroom Three: 15'10" (+wardrobes) x 13'11" - 4.83m x 4.24m

Bedroom Four: 16'11" x 11'10" - 5.16m x 3.61m

Bedroom Five: 13'11" x 10'10" - 4.24m x 3.30m

Bathroom: 6'08" x 10'09" - 2.03m x 3.28m

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: D

P00007394.SD.SD.15/8/25.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



This graph shows this property's current and potential energy rating.

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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.