



Westsyde

DARRAS HALL, NE20 9LS

ROOK
MATTHEWS
SAYER

Fine LIVING



4 BEDROOMS
2 BATHROOMS
2 RECEPTION ROOMS

AVAILABLE FOR SALE AT
£750,000

Immaculate detached house

Situated in a sought-after, quiet cul de sac, is an immaculate detached house, ideal for families. This home is positioned near reputable schools and local amenities, making it an excellent choice for discerning buyers. Early viewing is highly recommended to appreciate the pristine condition and exceptional features on offer.





Versatile light-filled living room

This fully renovated property boasts a versatile layout with two reception rooms, including a spacious living room to the front, benefiting from large windows that allow ample natural light, and a flexible home office or playroom, perfect for working from home or providing a separate space for children.



Modern open-plan kitchen

The heart of the home is a stunning, open-plan kitchen featuring shaker style units, elegant marble countertops, and an impressive 29-foot layout. The kitchen combines dining and living spaces with natural light and includes a separate utility room for additional convenience.





Impressive master bedroom

The master bedroom impresses with built-in wardrobes and a spacious en-suite, complete with a heated towel rail, roll top bath, shower unit, and modern fixtures.



Spacious bedrooms & bathroom

There are four double bedrooms, providing ample space for family and guests. The family bathroom includes a shower over the bath, custom mirror, and heated towel rail.

Stunning garden

Externally, a single garage and dedicated garden office offer practical and flexible options for storage or remote work. The south-facing garden delivers a private outdoor retreat perfect for relaxing and entertaining.



Property Description

Living Room:

15'04" x 12'02" - 4.67m x 3.71m

Home Office / Playroom:

11'09" x 8'05" - 3.58m x 2.57m

Kitchen:

18'03" (max) x 29'05" (max) - 5.56m x 8.97m

Utility Room:

8'07" x 6'03" - 2.62m x 1.91m

W.C**Bedroom One:**

9'08" x 18'00" (+wardrobes) - 2.95m x 5.49m

En-suite:

9'08" x 8'10" - 2.95m x 2.69m

Bedroom Two:

13'07" x 9'00" - 4.15m x 2.74m

Bedroom Three:

10'07" x 11'02" - 3.22m x 3.40m

Bedroom Four:

10'09" x 8'06" - 3.28m x 2.59m

Bathroom:

7'10" x 5'09" - 2.39m x 1.75m

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: C

P00007503.SD.SD.24/10/25.V.1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



For more information please contact our branch today via:

T: 01661 860228 ponteland@rmsestateagents.co.uk

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