



Edge Hill | Darras Hall | NE20

£675,000 Offers Over

For sale is this neutrally decorated detached bungalow located on Edge Hill, in the heart of Darras Hall. Set in a sought-after area, the property sits on approximately 1/2 acre and offers spacious living ideal for families. Excellent public transport links, nearby schools, and a range of local amenities add to the appeal of this home.

ROOK
MATTHEWS
SAYER



Detached Bungalow

No Upper Chain

Three Reception Rooms

Four Bedrooms

Two Bathrooms

Approx ½ Acre Of Gardens

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

This bungalow offers three versatile reception rooms. The formal living room features large windows and a fireplace, ensuring a bright and welcoming space. The dining room, with dual aspect windows and direct access to the garden, is perfect for gatherings or family meals. Additionally, the sun room provides more garden access, creating a seamless connection between indoor and outdoor living.

The kitchen is well-appointed with ample natural light, a designated dining space, and access to a utility room, providing both practicality and comfort for daily living.

There are four double bedrooms, including a master bedroom with dual windows, built-in wardrobes, and the benefit of an en-suite shower room. The remaining three bedrooms are also generously proportioned, ensuring ample space for the whole family. A family bathroom serves the additional bedrooms.

Outside, there is a large lawn area then a hidden garden, which offers a tranquil retreat, while the detached garage provides additional convenience and secure parking. The property falls within council tax band F.

This bungalow combines practical living spaces with attractive features in a highly regarded location, making it a compelling option for families seeking a well-rounded home.

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ROOK
MATTHEWS
SAYER



Living Room:
13'03" x 15'09" - 4.04m x 4.80m

Dining Room:
10'09" x 16'04" - 3.28m x 4.98m

Sun Room:
14'11" x 15'05" - 4.55m x 4.70m

Kitchen:
8'09" x 15'11" - 2.67m x 4.85m

Utility:
3'10" x 7'07" - 1.16m x 2.31m

Bedroom One:
11'10" x 15'10" - 3.61m x 4.83m

En-suite:
4'04" x 9'08" - 1.34m x 2.95m

Bedroom Two:
18'06" x 13'04" - 5.64m x 4.06m

Bedroom Three:
13'02" x 12'05" - 4.01m x 3.78m

Bedroom Four:
8'04" x 12'05" - 2.54m x 3.78m

Bathroom:
6'06" x 7'03" - 1.98m x 2.21m

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Cable
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.

AGENTS NOTE

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

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: E

P00007474.SD.SD.30/10/25.V1





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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	52 E	
21-38	F		
1-20	G		

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