



13 Woodlands

Darras Hall



13 Woodlands, Darras Hall, NE20 9EU

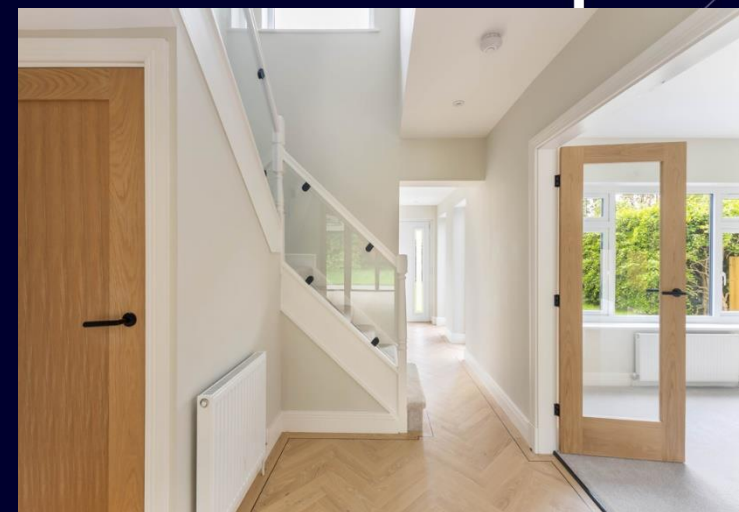
Occupying a generous and beautifully landscaped plot within one of Darras Hall's most desirable and tranquil locations, this outstanding four-bedroom detached residence offers an exceptional blend of contemporary elegance, luxurious specification and versatile family living.

Meticulously designed and impeccably presented throughout, the property delivers an enviable lifestyle opportunity within easy reach of highly regarded schools, local amenities and picturesque nature walks.

Upon entering, you are welcomed by a bright and impressive reception hallway that immediately sets the tone for the quality found throughout the home. A striking glass-balustraded staircase creates a stunning architectural focal point, while thoughtfully integrated storage and a stylish cloakroom provide practicality. The beautifully proportioned dual-aspect living room is an elegant yet inviting space, flooded with natural light and centred around a contemporary feature fireplace and bespoke media wall. French doors open seamlessly onto the rear gardens, connecting indoor and outdoor living while creating the perfect setting for entertaining guests.

At the heart of the home lies a truly spectacular open-plan kitchen, dining and family space, designed with modern lifestyles firmly in mind. This breathtaking room boasts an extensive range of high-quality cabinetry, luxurious quartz work surfaces, premium AEG integrated appliances and an impressive central island that naturally becomes the social hub of the home. Expansive bi-folding doors, feature skylights and windows to three elevations bathe the space in natural light, while elegant Amtico flooring, designer lighting and installation ready Sound system in the Kitchen/living room.





A versatile additional reception room offers outstanding flexibility and can be utilised as a sophisticated home office, cosy snug, playroom or guest bedroom. A well-appointed utility room and integral garage further enhance the home's practical appeal.

The first-floor accommodation continues to impress. The magnificent principal suite features a vaulted ceiling, elegant Juliet balcony overlooking the rear gardens and a sumptuous ensuite bathroom finished to an exceptional standard. A second generous bedroom also benefits from its own Juliet balcony and stylish ensuite shower room, while two further well-proportioned bedrooms are served by a beautifully appointed family bathroom.

Externally, the property enjoys a superbly landscaped rear garden designed for both relaxation and entertaining. Thoughtfully arranged lawned areas and attractive tiled patio area. The substantial driveway provides ample parking for multiple vehicles, complemented by the integral garage.

The property also benefits from provisions for a comprehensive CCTV system, offering additional peace of mind.

Perfectly positioned within the prestigious Darras Hall community, this remarkable home combines luxurious contemporary living offering easy access to excellent schools, boutique shopping, leisure facilities and beautiful surrounding countryside.

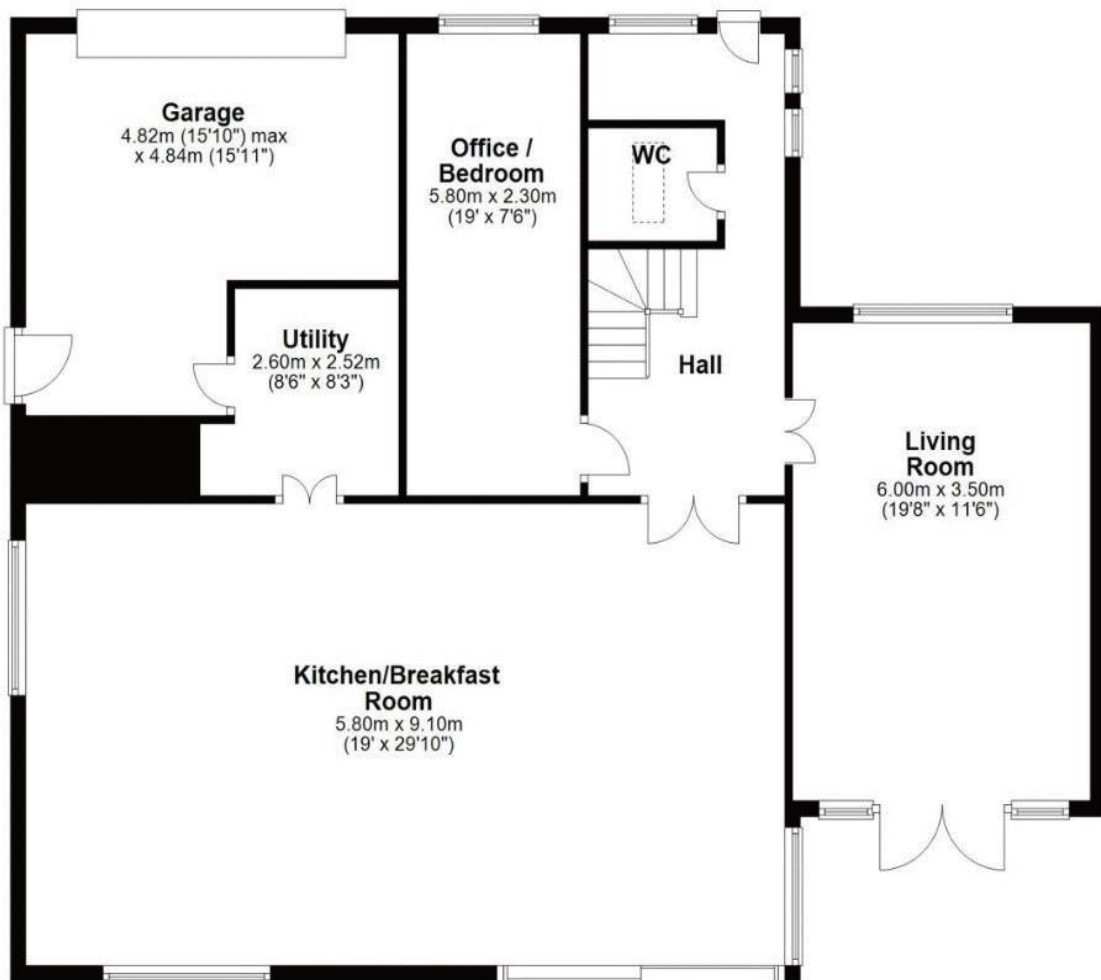
Services: Mains electric, gas, water and drainage | Tenure: Freehold | Council Tax: Band F | Energy Performance Certificate: Rating C

Price Guide: Offers Over £899,950



Ground Floor

Approx. 131.2 sq. metres (1412.4 sq. feet)

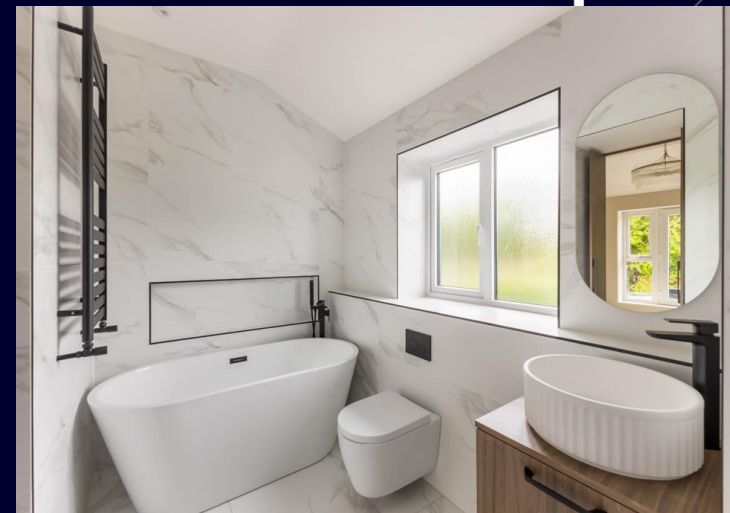


First Floor

Approx. 74.4 sq. metres (800.4 sq. feet)



Total area: approx. 205.6 sq. metres (2212.9 sq. feet)







rare!

From Sanderson Young

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