



Longmeadows

DARRAS HALL, NE20 9DY

RMS | Rook
Matthews
Sayer

INCORPORATING
Fine LIVING



5 BEDROOMS
3 BATHROOMS
2 RECEPTION ROOMS

OFFERS IN REGION OF
£760,000

- Detached Family Home
- Immaculate Condition
- Open Plan Living
- Modern Kitchen
- Five Bedrooms
- Three Bathrooms
- Driveway & Garage
- Quiet Cul-De-Sac

Immaculate detached property

This immaculate detached house is now up for sale, ideal for families. It's situated in a sought-after location, at the end of a quiet cul-de-sac, close to local amenities and nearby schools. This property has been fully refurbished, offering an open-plan layout with five bedrooms and three bathrooms and ample storage for the whole family. The property also benefits from off-street parking and a garage, adding to the convenience of this stunning home. With unique features and a prime location, this house is not to be missed.





Spacious light-filled living room

The living room is a spacious, light-filled space, adorned with large windows and a fireplace. It opens out onto a south-facing patio and garden through crittall doors, offering an extended living space during warmer months.



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Modern open-plan kitchen

The kitchen is a modern dream, boasting an open-plan design with a kitchen island and built-in pantries. The marble countertops glisten under the natural light flowing in. The kitchen also includes a breakfast area and a separate utility room, providing convenience and functionality.





Standout master bedroom

The primary bedroom is a standout, with an en-suite bathroom which features a stunning bathtub and walk in shower unit as well as a walk-in closet.



Luxurious bedrooms & bathrooms

The property hosts five bedrooms in total, all of them doubles. All bathrooms are luxuriously appointed, with heated floors and heated towel rails. Additional to the first floor is a handy laundry closet.

Impressive garden

The exterior of the property is just as impressive as the interior, with a large, tranquil garden. The garden also accommodates a useful garden office, perfect for those who work from home.



Property Description

GROUND FLOOR

Living / Kitchen:

23'06" x 23'06" - 7.16m x 7.16m

Utility Room

Bedroom:

13'10" (max) x 11'09" - 4.22m x 3.58m

Bedroom: 10'08" x 11'08" - 3.25m x 3.56m

Bathroom: 7'10" x 8'08" - 2.39m x 2.64m

Closet

FIRST FLOOR

Bedroom:

20'06" (max) x 19'01" - 6.25m x 5.82m

En-suite: 10'01" x 6'10" - 3.07m x 2.08m

Walk-in Closet: 9'08" x 7'07" - 2.95m x 2.31m

Bedroom: 11'09" x 11'10" - 3.58m x 3.61m

Bedroom: 10'08" x 11'06" - 3.25m x 3.51m

Bedroom/Home Office:

9'09" x 7'07" - 2.97m x 2.31m

Bathroom: 8'02" x 5'08" - 2.48m x 1.73m

Linen Closet: 5'05" x 6'04" - 1.65m x 1.93m

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: GARAGE/DRIVEWAY

Agents Note: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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.

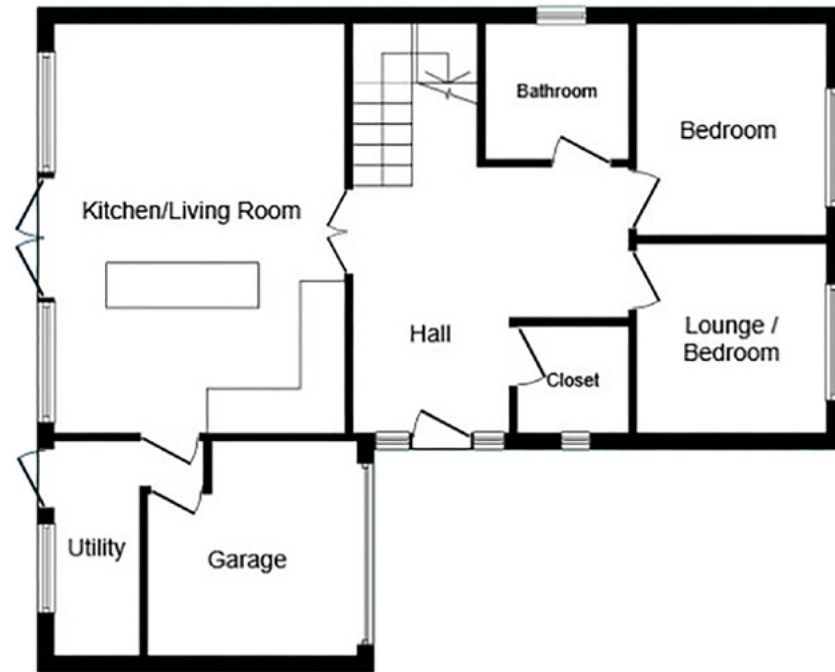
Tenure: Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

Council Tax Band: D

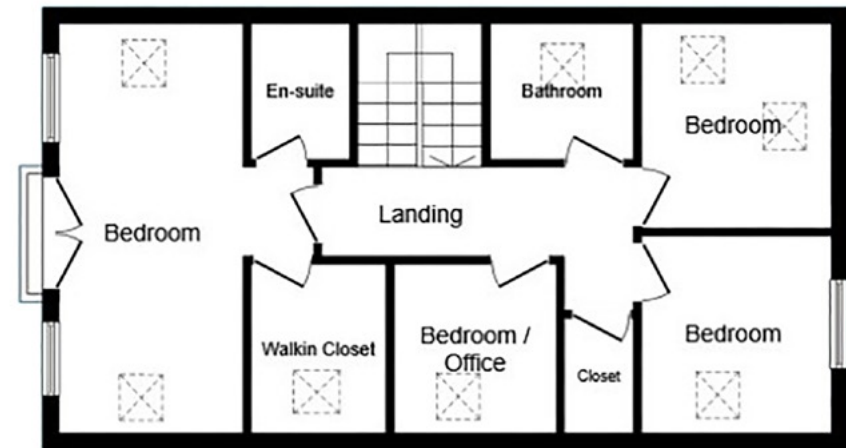
EPC Rating: D

P00007287.SD.SD.24/7/26.V.2

GROUND FLOOR



FIRST FLOOR





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



For more information please contact our branch today via:
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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.