



Woodlands | Darras Hall | NE20 9EU

**£525,000 Offers Over**

For sale is this neutrally decorated detached bungalow, located in the sought-after location of Darras Hall. This property is in close proximity to nearby schools and local amenities, making it a practical choice for families and those who value convenience.

ROOK  
MATTHEWS  
SAYER



3



2



1

**DETACHED BUNGALOW**

**1/3 ACRE APPROX**

**OPEN PLAN LIVING**

**THREE BEDROOMS**

**MODERN BATHROOM**

**NO UPPER CHAIN**

For any more information regarding the property please contact us today

The property features an open-plan reception room with large windows that allow for an abundance of natural light. The room also boasts access to a conservatory and the garden, providing a seamless blend of indoor and outdoor living spaces.

The kitchen, again benefiting from natural light, is equipped with granite countertops and a breakfast area. It also offers direct access to the gardens, perfect for al fresco dining or simply enjoying the outdoors.

The bungalow accommodates three double bedrooms, with the master bedroom and the second bedroom having the added benefit of built-in wardrobes. The bathroom is a luxurious affair with a free-standing bath, rain shower and heated towel rail, providing a spa-like experience at home.

One of the unique features of this property is its generous 1/3 acre of land it sits on. The mature trees in the garden offer a sense of tranquillity and privacy. Furthermore, the property offers single-level living, which makes it easily accessible. At the same time, the large plot and the detached nature of the bungalow open up potential for development, subject to planning permissions.

Finally, the property is in Council Tax Band E. This is a wonderful opportunity to own a piece of property in a prime location, with a balance of comfort and potential.

T: 01661 860228

[ponteland@rmsestateagents.co.uk](mailto:ponteland@rmsestateagents.co.uk)

ROOK  
MATTHEWS  
SAYER



Living Room: 21'11" (max) x 23'04" (max) -  
6.68m x 7.11m

Kitchen: 11'10" x 8'02" - 3.61m x 2.48m

Conservatory.

Bedroom One: 10'10" (+wardrobes) x 9'11"  
(+wardrobes) - 3.30m x 3.02m

Bedroom Two: 10'00" x 11'06" - 3.05m x  
3.51m

Bedroom Three: 11'03" x 9'00" - 3.43m x  
2.74m

Bathroom: 7'05" x 8'08" - 2.26m x 2.64m

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS GAS

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: E

EPC RATING: TBC

P00006941.SD.SD.06/06/25.V.1



T: 01661 860228

ponteland@rmsestateagents.co.uk

ROOK  
MATTHEWS  
SAYER



Floor Plan

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             |         | 73 C      |
| 55-68 | D             | 63 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in



**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.