



Darras Road

DARRAS HALL, NE20 9PD

RMS | Rook
Matthews
Sayer

INCORPORATING
Fine LIVING



3 BEDROOMS
1 BATHROOMS
2 RECEPTION ROOMS

ASKING PRICE OF
£550,000

- Semi Detached
- Open Plan Living
- Modern Extended Kitchen
- Three Bedrooms
- Family Bathroom
- Generous Plot
- South Facing Garden
- Driveway & Garage

Immaculate detached property

This three-bedroom semi-detached house is offered for sale in Ponteland, Newcastle upon Tyne, and is presented in immaculate condition. Situated within walking distance of Ponteland village, the property benefits from convenient access to local amenities, including shops, cafés and restaurants along the village centre and Broadway. Ponteland is well regarded for its nearby schools and parks, including access to green spaces and walking routes around the area. Public transport links are strong, with regular bus services connecting to Newcastle city centre and surrounding areas. Newcastle International Airport is also within easy reach by car or bus, providing further connectivity for commuters and travellers.



Spacious light-filled living room

The ground floor includes two reception rooms. The dining room features a large bay window and is open plan to the living room, creating a sociable layout ideal for families. The living room offers a log burner and access to the south-facing garden. A ground floor WC adds practicality.



Modern open-plan kitchen

The modern kitchen provides ample storage, natural light, dining and breakfast areas, as well as corner bi-folding doors leading to the patio and garden.





Luxurious bedrooms & bathroom

Upstairs, the master double bedroom includes a feature fireplace. A further double bedroom also offers a feature fireplace and garden views, while the third bedroom is a single. The family bathroom is fitted with a shower over bath and a heated towel rail.



Impressive garden and patio

Externally, the property occupies a large plot with a south-facing garden and patio, and benefits from a single garage.

Property Description

Reception Room One:

13'07" x 12'08" (into alcove) - 4.15m x 3.86m

Reception Room Two:

12'03" (into bay) x 12'08" (into alcove) - 3.73m x 3.86m

Kitchen:

21'10" (max) x 11'10" - 6.65m x 3.61m

W.C.**Bedroom One:**

12'07" x 10'11" (into alcove) - 3.84m x 3.33m

Bedroom Two:

11'04" x 10'11" (into alcove) - 3.45m x 3.33m

Bedroom Three:

8'05" x 8'02" - 2.57m x 2.48m

Bathroom:

5'08" x 7'11" - 1.73m x 2.41m

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.

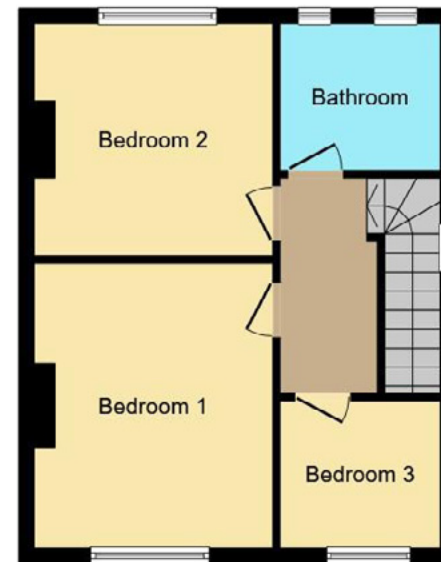
Council Tax Band: E

EPC Rating: TBC

P00007330.SD.SD.24/7/26.V.2



GROUND FLOOR



FIRST FLOOR



EPC TBC



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.