



Cherry Trees

DARRAS HALL, NE20 9JG

RMS | Rook
Matthews
Sayer

INCORPORATING
Fine LIVING



5 BEDROOMS
3 BATHROOMS
3 RECEPTION ROOMS

OFFERS IN EXCESS OF
£735,000



Neutrally-decorated detached house

This neutrally decorated detached house is set on a quiet cul-de-sac and offers comfortable accommodation ideal for families. The location is convenient for public transport links, nearby schools, and local amenities. This property offers a practical layout and generous living spaces, making it a well-rounded choice in a sought-after residential area.

Warm, welcoming living room

The property features three versatile rooms, including a living room with a large bay window, wood floors, and a fireplace, creating a welcoming focal point. The dedicated dining room provides access to a conservatory and there is a separate home office, well suited for those working from home.



Open-plan kitchen

The open-plan kitchen is filled with natural light and offers generous dining space, utility room facilities, and access to the garden — perfect for both everyday living and entertaining.





Stunning master bedroom

The property features a stunning master bedroom, benefitting from vaulted ceilings, an en-suite bathroom with a corner jacuzzi bathtub, a walk-in closet, and a spacious layout.



Generously sized bedrooms

Four generously sized bedrooms are included, The second bedroom also offers vaulted ceilings, an en-suite, and accommodates a double bed. Bedrooms three and four are both well proportioned doubles.



Efficient bathroom

The main bathroom features both a sizeable bathtub and a sizeable walk-in shower, finished to the highest standard for significant comfort.

Attractive garden

Among its unique features are an attractive garden, a large patio area to the front, a further patio at the rear, pond, and raised bedding planters. The double garage, behind bespoke electric gates, provides additional space for parking or storage.



Property Description

GROUND FLOOR

Living Room: 19'00" x 14'00" (into bay)
(5.79m x 4.26m)

Dining Room: 9'07" x 17'09" (2.91m x 5.40m)

Conservatory: 13'01" x 12'00" (3.99m x 3.67m)

Kitchen: 7'06" x 23'06" (2.29m x 7.16m)

Home Office.

Bedroom Three: 9'08" x 13'02"
(2.95m x 4.02m)

Bedroom Four: 8'09" x 13'02" (2.67m x 4.02m)

Bathroom: 5'10" x 8'02" (1.77m x 2.48m)

Utility Room.

W.C.

FIRST FLOOR

Bedroom One: 15'00" (max) x 22'04" (max)
(4.57m x 6.81m)

Ensuite: 8'01" x 13'06" (2.47m x 4.12m)

Dressing Room.

Bedroom Two: 9'01" x 22'03" (2.76m x 6.78m)

Ensuite: 3'10" x 10'11" (1.17m x 3.34m)

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

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: F

EPC Rating: C

P00007450.SD.SD.06/08/25.V.1

Floor Plans



GROUND FLOOR



FIRST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



For more information please contact our branch today via:
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