



Queensway Darras Hall

This beautifully presented, larger style home is available for sale with a sought-after cul-de-sac position on Queensway in Darras Hall. The front door opens to a welcoming entrance porch with a convenient ground floor WC and a door to the reception hallway. There is a sizeable dual aspect living room with sliding doors to the rear garden, a dining room, generously proportioned breakfast kitchen with an opening to the morning room and a door to the double garage. Stairs lead to the first floor landing, a charming principal bedroom with en-suite bathroom, family bathroom and a further three double bedrooms. Externally there is a driveway providing off street parking for several vehicles and an additional parking area that could suit a motorhome or caravan. The property has mature front and rear gardens laid to lawn with planted borders, paved areas to enjoy the tranquil location and greenhouse and vegetable plot. The property is in catchment for highly regarded schools, excellent shops, transport links, leisure facilities, restaurants, pubs and is a short drive from Newcastle city centre. This property is in great condition but would benefit from some cosmetic updating, allowing buyers to put their own stamp on this sizeable home.

Offers in the Region Of: £595,000

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Queensway Darras Hall

Entrance Porch 3'8 x 7'8 (1.11m x 2.33m)

The front door opens to a welcoming porch with carpeted flooring and double-glazed windows to the front and side.

WC 3'2 x 8'4 (0.96m x 2.54m)

With WC, wash hand basin inset to storage, carpeted flooring, radiator and double-glazed window to the side.

Inner Reception Hallway 14 x 7'2 plus recess (4.26m x 2.18m)

A generous space with cloaks storage cupboard, carpeted flooring, radiator and inner window to the front.

Dining Room 10'11 x 10'5 (3.32m x 3.17m)

A wonderful room with double glazed window overlooking the rear garden, carpeted flooring, hatch to the kitchen, coving to the ceiling and radiator.

Lounge 25'6 x 12'8 (7.77m x 3.86m)

A comfortable dual aspect lounge with double glazed window to the front and side and double-glazed sliding doors to the rear garden. There is a feature fireplace with gas fire, carpeted flooring, coving to the ceiling and radiators.

Breakfast Kitchen 9'8 x 14'5 (2.94m x 4.39m)

A well-proportioned kitchen with contrasting worktops, sink unit inset, double oven, gas hob with extractor fan above, integrated dishwasher, integrated fridge, part tiled walls, carpet tile flooring, double glazed window to the rear garden, hatch to the dining room and archway to the morning room.

Morning Room 7'8 x 14 (2.33m x 4.26m)

A versatile room with carpeted flooring, double glazed door to the rear garden, double glazed window to the side, radiator, concealed central heating boiler and a door to the garage.

Garage 19'05 x 18'6 (5.91m x 5.63m)

A sizeable garage with space for appliances, plumbing for a washing machine, an electric garage door, base unit with sink inset, double glazed window to the side, light and power.

First Floor Landing 8'4 x 6'5 (2.54m x 1.95m)

A carpeted landing with loft access.

Principal Bedroom 13'8 x 11'10 (4.16m x 3.60m)

A well-proportioned room with fitted wardrobes and storage, carpeted flooring, double glazed window to the front and radiator.

En-Suite Bathroom 10'4 max into recess x 4'5 (3.14m x 1.34m)

With bath tub and shower head over, wash hand basin inset to storage, WC, tiled walls, carpeted flooring, double glazed window to the front and radiator.



Bathroom 8'3 max into recess x 7'11 max into recess (2.51m x 2.41m)

A lovely room with bath tub and shower head over, separate shower enclosure, wash hand basin, WC, airing cupboard, carpeted flooring, double glazed window to the rear, tiled walls and radiator.

Bedroom Two 13'9 max x 12'10 plus cupboard (4.19m x 3.91)

A generous room with fitted wardrobes, carpeted flooring, radiator and storage cupboard.

Bedroom Three 11'6 x 11'1 (3.50m x 3.37m)

This superb room has mirror front sliding wardrobes, a double-glazed window overlooking the rear garden, carpeted flooring and radiator.

Bedroom Four 11'5 max x 11'10 max (3.47m x 3.60m)

A beautiful double bedroom with sliding door wardrobes, carpeted flooring, radiator and double-glazed window overlooking the rear garden.

Garden

To the front is a mature garden laid to lawn with planted borders and a selection of flowering plants, shrubs and trees. To the rear is a beautifully maintained and extremely private garden with a generous lawn, patio area to enjoy the secluded location, mature trees, plants and shrubs, a greenhouse and vegetable plot.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Garage with driveway

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and 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

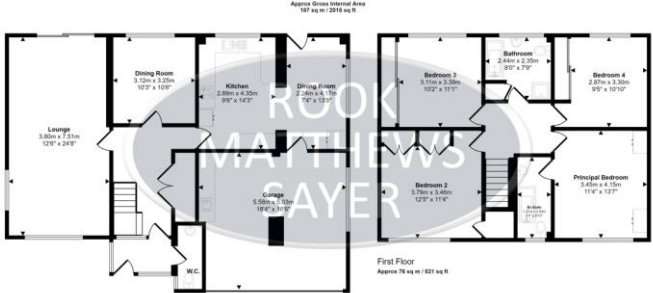
COUNCIL TAX BAND: F

EPC RATING: TBC

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EPC TBC



Ground Floor
Approx 111 sq m / 1187 sq ft

This floor plan is only for illustrative purposes and is not to scale. Measurements of rooms, plans, sections, and any items are approximate, and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Version 1



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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.

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