



Chester Close Darras Hall

- Detached Bungalow
- 4 Bedrooms
- Utility room and store room
- Driveway with detached garage

Asking Price: £475,000



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

**ROOK
MATTHEWS
SAYER**

01661 860 228
Ash House, Bell Villas, Ponteland, NE20 9BE

www.rookmatthewssayer.co.uk
ponteland@rmsestateagents.co.uk

Chester Close

Darras Hall

Lobby 5'11 x 5'04 (1.80m x 1.62m)

A welcoming lobby with door and double-glazed windows to the front and side, parquet flooring and access to the inner hall.

Inner Hallway

A carpeted hallway with radiator and two storage cupboards, access to boarded loft.

Lounge 19'3 x 11'10 (5.86m x 3.60m)

This wonderful living space benefits from a feature fireplace and two circular windows to the side, double glazed window to the front, carpeted flooring and a radiator.

Principal Bedroom 10'10 x 9'9 (3.30m x 2.97m)

This bedroom has a double-glazed window to the side, storage cupboard, carpeted flooring and a radiator.

Dressing Room 6'8 plus wardrobes x 7'4 plus wardrobes (2.03m x 2.23m)

A useful space with fitted wardrobes and carpeted flooring.

En-Suite Shower Room 5 x 6'5 (2.23m x 1.95m)

With shower enclosure, WC, wash hand basin inset to storage, tiled walls, vinyl flooring, heated towel rail and a double-glazed window to the side.

Bedroom Three 9'11 x 10'5 plus recess (3.02m x 3.17m)

This bedroom has a double-glazed window to the front, fitted wardrobes, carpeted flooring and a radiator.

Bedroom Two 11'4 x 12 (3.47m x 3.65m)

This room has a double-glazed window to the front, carpeted flooring and a radiator.

Bedroom Four 7'10 x 11'4 (2.38m x 3.45m)

This bedroom has a double-glazed window to the rear, carpeted flooring and a radiator.

Bathroom 7'4 x 7'9 (2.23m x 2.36m)

The bathroom benefits from a bath tub with shower over, wash hand basin, bidet, tiled flooring and part tiled walls, double glazed window to the rear and a radiator.

Dining Room 10'5 x 19'11 (3.17m x 6.07m)

This impressive room has a double-glazed sliding door opening to the side garden, solid wood flooring and a radiator.

Kitchen 10'4 x 11 (3.14m x 3.35m)

A stylish modern kitchen with central island, chorion worktops, part tiled walls, sink unit inset, electric oven and hob, double glazed window to the rear, space for a washing machine and spotlights.

Utility Room

With fitted wall and base units, work surfaces with part tiled walls and sink unit inset, double glazed window to the rear, radiator, spaces for appliances, double glazed door to the side, vinyl flooring and access to a boarded loft room.

Detached Garage

The property has an extremely generous detached garage with outhouses/garden stores to the rear.

Garden

The property has a fabulous garden with areas laid to lawn, planted borders, patio and green house. There is a substantial driveway leading to the detached garage.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: None

Mobile Signal Coverage Blackspot: No

Parking: Driveway with detached garage

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.

AGENTS NOTE

The sale of this property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.

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: D

P00007020.EC.SCJ.29052024.V.2



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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.

16 Branches across the North-East

