



Collingwood Crescent

Darras Hall

This beautifully presented five-bedroom contemporary bungalow is available for sale with a fabulous sunny aspect and a wonderful location close to transport links and local amenities. The accommodation is extremely versatile and benefits from enviable features and excellent proportions. The front door opens to an impressive reception hallway with access to a convenient utility/boot room, WC and door to the double garage. There is a light and airy inner hallway with storage, a stylish principal bedroom suite with French doors to the dressing room/bedroom five, a further two generous bedrooms, family bathroom, wet room and a lovely sitting room/bedroom four. Completing the layout is an elegant dining kitchen with sliding doors to the garden and a comfortable living room with access onto the patio. Externally there is a sizeable driveway leading to the garage and well maintained, private gardens with well stocked planted borders, a generous lawn and paved areas to enjoy the sunny aspect. Darras Hall is a sought-after location with excellent schools for all ages, nearby shops, pubs, restaurants, transport links and leisure facilities.

Asking Price: £750,000

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Collingwood Crescent

Darras Hall

Reception Hall 7 x 14'9 (2.13m x 4.49m)

With double glazed windows to the front and side, door to front, luxury laminate flooring and radiator.

Laundry / Utility Room 4'7 x 8'5 (1.39m x 2.56m)

With spaces for appliances, storage unit, work surface above, luxury wood effect flooring, radiator, spotlights and doors to the WC and garage.

Ground floor WC

This room benefits from a WC, wash hand basin, tiled splashback, fitted storage, luxury wood effect flooring, spotlight, double glazed window to the side and an inner window to the utility.

Inner Hallway

A carpeted hallway with vaulted ceiling, contemporary wall radiator and an abundance of natural light from the Velux window.

Principal Bedroom 19'1 x 13'9 (5.81m x 4.19m)

A fabulous room with stylish feature wall, fitted wardrobes and storage, carpeted flooring, radiator and two double glazed windows to the side.

Dressing Room/Bedroom Four 6'11 plus wardrobes x 13'7 (2.10m x 4.14m)

This room is being used as a dressing room but could also be used as a bedroom as previously used as a Nursery room. There's a double-glazed window to the side, doors to bedroom one, carpeted flooring, spotlights and a radiator.

Hallway

This carpeted hallway has generous storage cupboards, spotlights, loft access and radiator.

Shower Room 3'10 x 5'9 (1.16m x 1.75m)

An impressive fully tiled wet room with feature alcove, spotlights and extractor fan.

Bedroom Two 10'8 x 11'3 plus wardrobes (3.25m x 3.42m)

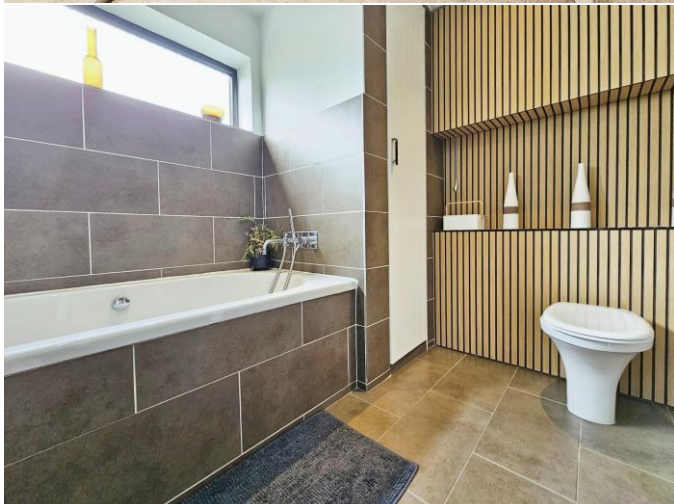
A beautiful room with double glazed window to the rear overlooking the garden, fitted wardrobes, carpeted flooring and a radiator.

Bathroom

The opulent family bathroom benefits from a striking feature wall, bath tub, wash hand basin, WC, radiator, part tiled walls, tiled flooring, spotlights, extractor fan, double glazed window to the side and a storage cupboard.

Bedroom Three 10'8 x 12'1 plus wardrobes (3.25m x 3.68m)

This lovely dual aspect room has double glazed windows to the front and side, fitted wardrobes, carpeted flooring and a radiator.



TV Room / Office 7'2 x 14'2 (2.18m x 4.31m)

A versatile room with carpeted flooring, fitted office furniture, double glazed window to the front and radiator.

Kitchen/Family Room/Dining Room 26'7 max x 10'8 (8.10m x 3.25m)

An elegant fitted kitchen with composite work surfaces, integrated appliances, sink unit inset, double glazed window and door to the side, contemporary wall radiators, spotlights, dining area with double glazed sliding doors to the garden.

Living Room 17'11 x 17'6 (5.46m x 5.33m)

A light and airy room with double glazed window to the side, double glazed sliding doors to the rear garden, carpeted flooring, spotlights and radiator.

Garage 17'1 x 14'4 (5.20m x 4.36m)

With an electric insulated remote control sectional door to the front.

Externally there is a mature South facing garden with a generous lawn, planted borders, a treehouse in wooded area of the garden ideal for children's adventures, courtyard patio area which wraps around the dining and living room to enjoy the sunny aspect and a front garden with driveway leading to the garage.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: 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.

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: Yes

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

Under the terms of the Estate Agents Act 1979 (section 21) please note that the vendor of this property is an employee / associate of an employee of Rook Matthews Sayer.

COUNCIL TAX BAND: F

EPC RATING: D

P00007088.EC.SCJ.10062024.V.3





Collingwood Crescent, Darras Hall

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Version 2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 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 relation to this property.

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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