



Edgewood

Darras Hall

This contemporary architect designed property benefits from an exceptional location with beautiful woodland views and a striking inner courtyard. The property encompasses style and luxury with fabulous open plan spaces and a wonderful layout. The front door opens to a welcoming reception area and elegant German designed breakfasting kitchen with a stylish central island and high-quality appliances. There is a light and airy dining area with doors to the courtyard and stairs to the mezzanine living room with floor to ceiling windows overlooking the garden and woodland beyond. A hallway from the living room leads to bedroom two, a stunning modern bathroom and stairs down to the principal bedroom suite with access to the courtyard. From the dining room stairs lead down to a hallway with access to bedrooms three and four, an impressive shower room and bedroom five which has a double-glazed door to the garden and could be used as a snug, office, playroom or gym. The property occupies a mature landscaped plot circa 1/3rd of an acre with a wonderful sunny aspect and colourful planted borders. There is an expansive driveway with parking for several vehicles and a double garage. Edgewood is a sought-after cul-de-sac with excellent amenities including highly regarded schools, shops, leisure facilities, walks and transport links including a bus stop on Edge Hill, Newcastle International Airport and Metro stations at Callerton Parkway and the airport.

Asking Price: £875,000

ROOK
MATTHEWS
SAYER

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

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



Edgewood Darras Hall

Breakfasting Kitchen 29'4 x 12'11 (8.94m x 3.93m)

An elegant breakfasting kitchen of German design with Quartz shark fin work tops, sink unit inset and a convenient appliance station. There is a sizeable central island, high quality Smeg and Bosch appliances, and floor to ceiling double glazed windows to the front and rear elevation which flood the kitchen with light. There is wood effect flooring, spotlights and an opening to the dining room.



Dining Room 12'11 x 18'8 (3.93m x 5.68m)

A wonderful open plan dining space with double glazed sliding doors to the courtyard, wood effect flooring, double glazed windows to the side and an opening and stairs to the mezzanine living room.

Courtyard decking

Living Room 29'6 x 17'7 max (8.99m x 5.35m)

Stairs lead to this exceptional living room with fabulous floor to ceiling double glazed windows overlooking the garden and woodland beyond. There is a contemporary glass and copper balustrade, beautiful feature wall, double glazed windows to the front and carpeted flooring.



Inner Hall

The inner hall has carpeted flooring and a generous storage cupboard.

Bedroom 16'1 plus wardrobes x 10'10 into bay (4.90m x 3.30m)

This charming room has a double-glazed bay window overlooking the garden, fitted wardrobes and carpeted flooring.



Bathroom

An opulent bathroom with bath tub, wash hand basin inset to storage, WC, tiled walls and flooring, double glazed window to the side, spotlights and a heated towel rail.

Stairs lead down to:

Principal Bedroom 12'9 x 15'5 (3.88m x 4.69m)

This lovely room has double glazed sliding doors to the courtyard and carpeted flooring.

Lower floor hallway:

Stairs lead down from the dining room to a lower hallway with carpeted flooring, double glazed window to the front and an under stairs storage cupboard.

Bedroom Three 12'9 x 12'10 plus wardrobe (3.88m x 3.91m)

A lovely room with double glazed windows to the side and rear, carpeted flooring and fitted wardrobes.

Bedroom Four 18'11 x 8'5 (5.75m x 2.56m)

A lovely room with double glazed windows to the rear, carpeted flooring and a radiator.

Bedroom Five/Snug/Office/Gym 8'4 x 16 (2.54m x 4.87m)

This versatile room has a double-glazed window and door to the rear garden and carpeted flooring.

Shower Room

This modern shower room has a shower enclosure, wash hand basin inset to storage, WC, heated towel rail, a storage cupboard, double glazed window to the side, heated towel rail and spotlights.

Garage 15'7 x 19 (4.74m x 5.79m)

A generous garage with light, power, double glazed window to the side, central heating boiler and electric garage door

Garden

The garden has been landscaped and benefits from colourful planted borders, decorative gravelled areas, a patio to enjoy the sunny aspect and an expansive driveway with parking for several vehicles.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: ADSL Modern

Mobile Signal Coverage Blackspot: No

Parking: Driveway with 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.

BUILDING WORKS

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

TENURE

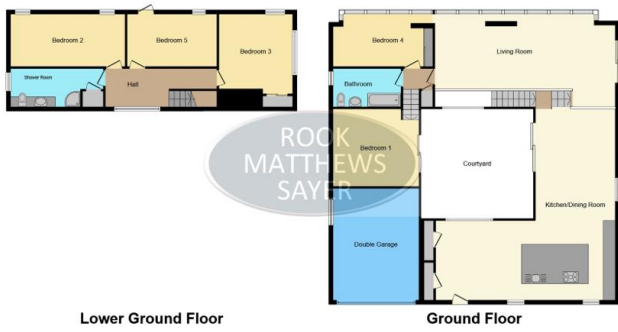
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: G

EPC RATING: TBC

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Lower Ground Floor

Ground Floor

Total floor area 234.4 m² (2,523 sq.ft.) approx

Edgewood, Darras Hall

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, window, rooms and any other item 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.

Version 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 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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