



## Western Way

### Darras Hall

This stunning detached bungalow benefits from no onward chain and a secluded private plot on Western Way. The property is set back from the road with gated access leading to a substantial drive and double garage. The front door opens to a welcoming lobby and reception hall giving access to the principal rooms of the bungalow. There is a generous dining kitchen with French doors to the conservatory, an impressive living room, WC, utility room, study/bedroom and four double bedrooms, three of which benefit from en-suite facilities. Externally there is a block paved driveway leading to the double garage and a well-stocked garden circa 1/3rd of an acre with areas laid to lawn, colourful planted borders, patio areas and a sunny aspect backing on to fields. Darras Hall has excellent amenities including shops, transport links, highly regarded schools, restaurants, cafes and leisure facilities making this a highly sought after location.

**Asking Price: £775,000**

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## Darras Hall

### Entrance Lobby 5'11 x 4'8

A double-glazed door opens to a welcoming lobby with tiled flooring, double glazed window to the front and windows and door to the inner reception hallway.

**Reception Hallway 22'11 x 10'9 max** with carpeted flooring, storage cupboards, radiator and opening to an additional hall to the side.

### WC

With wash hand basin inset to storage, heated towel rail, wood flooring, spotlights and extractor fan.

### Kitchen Dining Room 25'2 x 16'4

An extremely well-proportioned dining kitchen with contrasting worktops, sink unit inset, range cooker with cooker hood, part tiled walls, integrated dishwasher, integrated fridge freezer, tiled flooring, double glazed window to the rear, feature fireplace, radiator and inner windows and doors to the conservatory.

### Conservatory 18'1 x 13'2

A sizeable room with double glazed windows and doors overlooking the garden, tiled flooring, self-cleaning glass and two radiators.

### Living Room 19'11 x 19'8

A light and airy room with double glazed window to the rear, carpeted flooring, radiators and a beautiful fireplace.

### Office/Bedroom Five 7'7 max x 8'2 L shape 4'4 x 7'1

This room is being used as an office and has carpeted flooring, a double-glazed window to the side and radiator.

### Bedroom Three 18'10 x 7'10 L shape 10'3 x 5'07

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

### Shower Room 6'7 x 10'5

The shower room has a double shower enclosure, WC, wash hand basin inset to feature storage, tiled flooring, part tiled walls, heated towel rail, spotlights, extractor fan and a double-glazed window to the side.

### Bedroom Four 16'11 x 14 max

This fabulous room has a double-glazed window to the front, carpeted flooring and radiator. This room could be used as a reception room.

### Inner Hallway

This area leads from the reception hallway to the side of the property and benefits from carpeted flooring, radiator and spotlights.

### Bedroom Two 11 x 12 plus wardrobes

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



### En-suite Bathroom 7'10 x 7'2 plus recess

An impressive room with bath tub and separate shower enclosure, wash hand basin, WC, radiator, tiled flooring, double glazed window to the side, part tiled walls, spotlights and extractor fan.

### Utility Room 7'6 x 11'1

An extremely useful room with fitted wall and base units, work surfaces, spaces for a washing machine and dryer, part tiled walls, tiled flooring, sink unit, radiator, spotlights and double-glazed window and door to the side.

### Principal Bedroom 14'9 x 15 plus wardrobes

This charming bedroom is very well proportioned and benefits from a double-glazed window to the front, carpeted flooring, spotlights, mirror front sliding door wardrobes and radiator.

### En-suite Shower Room

A beautifully presented shower room with double shower enclosure, wash hand basin inset to storage, WC, tiled flooring and part tiled walls, heated towel rail, spotlights and extractor fan.

### Double Garage

There is a well-proportioned double garage with two roller shutter doors, light and power.

### Garden

Externally there is a block paved driveway providing parking for several vehicles and mature planted borders to the front with wall, hedge and fence boundaries. To the rear is a well-stocked garden accessed via gated entrances on both sides of the property. The garden is laid to lawn with patio area to enjoy the pretty surroundings, raised beds, and an abundance of flowering plants, shrubs and mature trees.

### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Central

Broadband: ADSL copper wire

Mobile Signal Coverage Blackspot: No

Parking: Driveway with garage

### MINING

The property is 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.

### RESTRICTIONS AND RIGHTS

Easements, servitudes or wayleaves? Yes, shared driveway

### RISKS

Flooding in last 5 years: Yes – minor water running from field into the drive drain

Risk of Flooding: Zone 1

Any flood defences at the property: No however the vendor has advised there are flood defences in the field opposite.

### BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: Yes there has been a declined application in the field across the road

### 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: C

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