



Errington Road

Darras Hall

This detached family home offers a spacious and well-thought-out layout, ideal for those seeking both comfort and practicality. As you step into the welcoming reception hall, you're greeted by ample storage cupboards, a hardwood staircase, and under-stairs storage, offering plenty of space to keep things organized. The bright and inviting lounge features double-glazed sliding doors that open onto the garden patio, where a remote-controlled canopy allows for easy outdoor enjoyment, whether you're relaxing in the sun or entertaining guests. The modernized kitchen boasts sleek granite worktops, a central island, and integrated appliances, including a double oven, fridge freezer, coffee machine, and dishwasher. A serving hatch connects the kitchen to the dining room, making it an ideal spot for family meals or social gatherings.

The study / sitting room, with doors leading out to the garden, provides a flexible space that can be used for work or leisure. On the ground floor, you'll also find a comfortable bedroom with fitted wardrobes, alongside a well-appointed bathroom complete with a whirlpool bath and shower enclosure. Moving upstairs, the main bedroom offers fitted wardrobes and an en-suite shower room. There is a second bedroom that also benefits from an En-Suite shower room. There is an additional two bedrooms which benefit from plenty of natural light, built-in storage. A separate shower room with a fitted sauna adds a touch of convenience to the upper floor.

Outside, the property features a well-maintained garden with a variety of areas suited for outdoor living, including a patio and courtyard. The driveway and garage provide ample parking space, making this home ideal for those looking for functional, adaptable living spaces that cater to a range of needs.

Asking price: £650,000

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Errington Road

Darras Hall

Reception Hall 6'11 x 20'8 (2.11m x 6.30m)

A bright welcoming hallway with fitted storage cupboards, a feature hardwood staircase, under stairs storage, and two radiators.

Study/Sitting Room 10'3 x 12'8 (3.12m x 3.86m)

A versatile room with double glazed window and door to the garden, carpeted flooring, and radiator.

Lounge 24 x 13'10 (7.32m x 4.22m)

An extremely generous lounge area with carpeted flooring, two radiators, and double-glazed sliding doors to the patio in the garden which benefits from a remote-controlled canopy.

Kitchen 12'11 x 12'1 (3.94m x 3.68m)

A stylish modernized kitchen with granite work surfaces and central island. There is a fridge freezer, integrated double oven, integrated coffee machine, space for a microwave, electric hob with cooker hood above, dishwasher, double glazed window to the side, tiled walls, vinyl flooring, radiator, hatch to the dining room, and a door to the garage.

Dining Room 14'1 x 12'4 (4.29m x 3.76m)

A carpeted dining room with double glazed window to the front, radiator, and hatch to the kitchen.

Ground Floor Bedroom Five 11'4 x 10'7 (3.45m x 3.23m)

This room has fitted wardrobes and dressing table, carpeted flooring, and a radiator.

Bathroom

A ground floor bathroom with whirlpool bath, shower enclosure, wash hand basin, WC, double glazed window to the side, vinyl flooring, extractor fan, tiled walls, and radiator.

Landing

A carpeted landing with double glazed dormer window to the side and loft access.

Bedroom One 11'10 max into recess x 13'3 max (3.61m x 4.04m max)

This room benefits from fitted wardrobes and storage, carpeted flooring, double glazed window to the rear, radiator, and a door to the airing cupboard.

En-Suite Shower Room

With shower enclosure, wash hand basin, WC, double glazed dormer window to the side, tiled walls, storage cupboard, Amtico style flooring, radiator, and extractor fan.

Bedroom Three 12'11 max into recess x 12'11 plus wardrobes (3.94m max x 3.94m plus wardrobes)

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



Shower Room/Sauna

This room has a shower enclosure, wash hand basin, WC, fitted Sauna, vinyl flooring, heated towel rail, double glazed window to the side, tiled walls, and extractor fan.

Bedroom Four 10'7 max x 12'8 max (3.23m max x 3.86m max)

A lovely room with carpeted flooring, fitted wardrobes and dressing table, radiator, and double-glazed window to the side.

Bedroom Two 14 x 11'3 plus wardrobes (4.27m x 3.43m plus wardrobes)

A generous room with double glazed window overlooking the rear garden, carpeted flooring, radiator, and fitted wardrobes and storage.

En-Suite Shower Room

With shower enclosure, WC, wash hand basin, double glazed window to the side, fitted dressing table, Amtico style flooring, tiled walls, extractor fan, and radiator.

Garage 17'1 x 17'9 (5.21m x 5.41m)

A door from the kitchen leads to the garage which benefits from light and power, central heating boiler, garage door to the front, a double-glazed door to the rear garden, and an opening to the utility area.

Utility Area 6'6 x 6'6 (1.98m x 1.98m)

A useful space with double glazed window to the rear, sink unit, and spaces for a washing machine and dryer.

Garden

The house occupies a substantial plot circa 1/4 of an acre and benefits from a sizeable driveway providing parking for several vehicles. The garden has areas laid to lawn, a rear courtyard with detached double glazed garden room/office, greenhouse, potting sheds, vegetable patch, planted borders, and paved areas to enjoy the sunny aspect.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL HEATING

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: GARAGE, DRIVEWAY

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



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