



## 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: £745,000**

ROOK  
MATTHEWS  
SAYER

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

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[ponteland@rmsestateagents.co.uk](mailto:ponteland@rmsestateagents.co.uk)



# Western Way

## 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**

P00007173.EC.SCJ.16092024.V.6







Western Way, Darras Hall

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, 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.

Versior

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	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.

16 Branches across the North-East

