



Richmond Way
Darras Hall, NE20 9HU

FINE LIVING

Richmond Way, Darras Hall, NE20 9HU

OIRO £775,000

Rarely does such an opportunity arise to purchase a deceptively spacious family home, with delightful gardens incorporating the River Pont and views across open countryside. This detached house has been sympathetically extended by the current owners to provide versatile accommodation and is well fitted with modern sanitary ware and kitchen fittings, is attractively decorated throughout, and offers ideal accommodation for the larger family or those requiring accommodation for a dependent relative. The property briefly comprises:- Spacious entrance hall, lounge, family breakfasting kitchen with ample space for table and chairs or sofa, garden room, leisure room currently housing a full sized snooker table, formal dining room, ground floor bedroom/study/gym, utility room, cloakroom/wc. To the first floor, master bedroom suite with large walk-in dressing room, fully equipped with fitted wardrobes leading through to the master bedroom with French doors leading onto decked roof terrace, and access to luxurious en suite bathroom/wc, guest bedroom two with en suite dressing room and en suite bathroom/wc., two further double bedrooms, one with fitted wardrobes and a fifth bedroom with en suite shower room and French doors onto the roof terrace, separate family fitted with a luxurious suite including 2 person large spa bath. Externally – extensive gardens to this property, ideal for those who are keen on alfresco entertaining and the property is approached to the front via a large block paved driveway providing parking for 5 – 6 cars and entertained via stone pillars. Mediterranean style arches to the front, with pine clad ceiling and stone detailing, water feature and lighting on a sensor, tiled and covered portico. Further gardens to the side of the property continue to a screened

sun terrace and onto the rear garden providing an extensive entertaining area with large patio with pergola, ornamental pond, water fall, foot bridges, large decked patio area. This garden houses an extensive range of shrubs and trees, well stocked flower beds, producing a huge variety of colour throughout the year, decked footbridge over the River Pont to further large lawned garden with fantastic views over open countryside. The property benefits from gas fired central heating to radiators, double glazing, well decorated and maintained throughout, and must be viewed to appreciate the size of this deceptive property.

SPACIOUS ENTRANCE HALL 27' 4" (8.33m) x 9' 5" (2.87m) with glazed double entrance doors, space for sofa or desk, two windows to side, central heating radiator with decorative cabinet, wall light points, stairs to first floor, two central heating radiators, large understairs storage cupboard and floor to ceiling window to side. Access to –

CLOAKS/WC with contemporary suite with low level wc., oval sink set onto tiled plinth, window to front, central heating radiator.

FAMILY ROOM/STUDY/GYM (front) 11' 7" (3.53m) x 17' 9" (5.41m) a versatile room with window to front, laminate flooring.

UTILITY ROOM 29' 6" (8.99m) max x 6' 9" (2.06m) plumbing for automatic washing machine, space for fridge, stainless steel sink unit with fitted cupboards, door to rear, part tiled walls and

door leading to garage.

DINING ROOM (side) with glazed door from the hallway 24' 11" (7.59m) x 13' 3" (4.04m) a deceptively spacious, versatile room, attractive plasterwork, electric wall heater, patio door to side, coved ceiling, archway leading through to –

LEISURE ROOM/SNOOKER ROOM 21' 8" (6.6m) x 20' 3" (6.17m) currently housing a full sized snooker table, vaulted style pine ceiling, windows to side and to the rear with views over countryside and garden and high level window to front, dado rail, central heating radiator, glazed door to –

LOUNGE 18' 0" (5.49m) X 13' 11" (4.24m) attractive feature fireplace with tiled insert and hearth and housing a gas grate, tv point, door to leisure room, arch to dining room and door to hallway and archway to –

GARDEN ROOM 8' 7" (2.62m) x 26' 0" (7.92m) with a Mediterranean feel, attractive tiled floor, central heating radiator, windows to side and virtually floor to ceiling windows to rear allowing magnificent views over garden and countryside in the distance, two further central heating radiators, French doors leading onto rear garden and patio, wall light points, archway to –

BREAKFASTING KITCHEN 13' 5" (4.09m) x 26' 3" (8m) overall fitted with a range of modern wall and floor units, equipped with electric Bosch dual oven/microwave, gas hob with

stainless steel extractor hood over, granite work surfaces, Bosch dishwasher, integrated fridge with breakfast bar, laminate flooring, window to side, central heating radiator, inset stainless steel sink unit with centre mixer tap, ample space for table and chairs and leading onto the DINING AREA with inset spotlights to ceiling, display cabinets, French doors to side patio and gardens, integrated wine rack, two central heating radiators.

FIRST FLOOR LANDING with floor to ceiling window to side, central heating radiator, access to –

FAMILY BATHROOM/WC fitted with a luxurious suite comprising two person spa bath, large contemporary shower cubicle manufactured by 'Roman', inset spotlights to ceiling, wall and floor tiling, surround sound, central heating radiator, low level wc., wash hand basin, wall light points and shaver point.

MASTER BEDROOM ONE via –

DRESSING ROOM 9' 8" (2.95m) x 12' 4" (3.76m) fitted with an extensive range of mahogany wardrobes with mirror fronts, dressing table, central heating radiator, inset spotlights to ceiling, archway leading to –

BEDROOM 16' 11" (5.16m) x 9' 6" (2.9m) with French doors leading onto private decked terrace, access to –

LUXURIOUS EN SUITE BATHROOM/WC with a five piece suite including twin his and her oval vanity unit set onto tiled plinth, spa double ended bath, low level wc., surround sound, Travertine wall and floor tiling, central heating radiator, large contemporary walk-in shower enclosure manufactured by 'Roman', inset spotlights to ceiling, shaver point, window to front and access to loft.

From the master suite and bedroom three –

DECKED ROOF TERRACE with spiral staircase leading to the ground floor.

GUEST BEDROOM TWO via

DRESSING ROOM 6' 5" (1.96m) x 6' 8" (2.03m) archway through to –

BEDROOM 11' 5" (3.48m) x 11' 5" (3.48m) central heating radiator, window to front, access to –

LUXURIOUS EN SUITE BATHROOM/WC 7' 8" (2.34m) x 11' 0" (3.35m) wall and floor tiling, low level wc., vanity unit with cupboard beneath, central heating radiator, free standing bath with Victorian style shower over, inset spotlights to ceiling and window to front.

BEDROOM THREE 12' 0" (3.66m) x 10' 2" (3.1m) central heating radiator, French door leading onto decked roof terrace.

BEDROOM FOUR 11' 2" (3.4m) x 13' 0" (3.96m) with a range of mirror fronted fitted wardrobes, central heating radiator, window to side with views over countryside in the distance.

BEDROOM FIVE 13' 9" (4.19m) x 16' 3" (4.95m) laminate flooring, central heating radiator, French doors leading onto decked roof terrace (private to this room), magnificent views over the gardens and views in the distance, wall light points and access to –

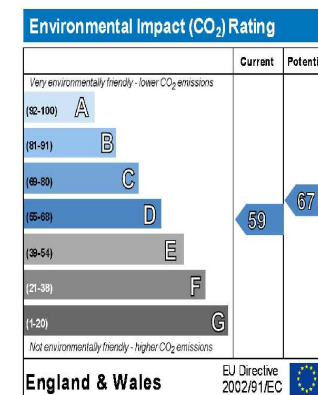
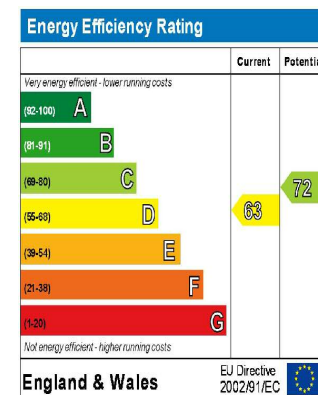
EN SUITE SHOWER ROOM/WC with corner shower cubicle, wash hand basin, low level wc with concealed cistern, wash hand basin with cupboards beneath, extractor fan, tiling, central heating radiator, laminate floor.

EXTERNALLY Magnificent views over open countryside, this delightful and well maintained garden comprises of many areas suitable for those keen on alfresco entertaining, patio area with pergola, further decked patio, delightful array of shrubs, trees, attractive and well stocked flower beds, ornamental ponds with footbridge, further footbridge leads over the River Pont to extensive private lawn area to the other side, again with magnificent views over open countryside. The front of the property is approached via a block paved driveway providing generous parking for five to six cars, outside security lighting, access to –

DOUBLE GARAGE 16' 2" (4.93m) x 15' 4" (4.67m) with panelled double garage door, power and lighting, window to side and houses Megaflo hot water system, two central heating boilers, and is access internally via the utility room.

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