



Professional Property People

Western Way,
Darras Hall, NE20 9AW

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£ 795,000

A well presented four bedroom detached family house, superbly situated on a corner plot, within this highly sought after and desirable residential location. With gas fired central heating and sealed unit double glazing, the property features attractively proportioned accommodation which comprises briefly:- Reception hall, cloaks/wc., spacious lounge through to dining room, family room with double doors to TV room, 34' breakfasting kitchen with Orangery style domed ceiling, gym/guest suite with shower room/wc., first floor landing, master bedroom with dressing room and en suite shower room/wc., 2nd bedroom, also with en suite shower room and two further bedrooms with superbly refurbished family bathroom/wc. There is a double garage. The property stands in substantial grounds extending to 1/3rd of an acre. Ideal for the discerning family purchaser, internal inspection is considered essential to fully appreciate this fine property. Darras Hall is a sought after residential location, with good local amenities including excellent schools, shops, restaurants and pubs and is well placed for access to other amenities including Newcastle International Airport and is within good commuting distance of Newcastle upon Tyne itself.

RECEPTION HALL double glazed window and door

to front, Amtico flooring, inset spotlights to corniced ceiling, traditional style central heating radiator, stairs to first floor landing.

CLOAKROOM/WC fitted with a suite in white comprising low level wc., corner wash hand basin with tiled splashbacks, Amtico flooring.

LOUNGE 20' 0" (6.1m) x 15' 1" (4.6m) the focal point of this spacious room is the coal effect living flame gas fire, fitted within a lovely marble surround, inset spotlights to corniced ceiling, wood flooring, double glazed window to rear, large archway through to –

DINING ROOM 19' 2" (5.84m) x 14' 6" (4.42m) max., inset spotlights to corniced ceiling, two central heating radiators, double glazed window to rear, bay with double glazed window to side.

FAMILY ROOM 15' 11" (4.85m) x 14' 6" (4.42m) into bay, coal effect real flame gas fire set in ornate marble Louis style fireplace, inset spotlights to corniced ceiling, double panelled central heating radiator, Amtico flooring, double glazed bay window to front, double doors to –

TV ROOM 13' 1" (3.99m) x 11' 9" (3.58m) inset ceiling spotlights, central heating radiator, double glazed window to front.

BREAKFASTING KITCHEN 34' 11" (10.64m) x 13' 2" (4.01m) max., fully fitted with a comprehensive range of solid wood wall and base units, hand painted in house white incorporating plate rack, inset Belfast sink to marble work surfaces, separate inset stainless steel sink unit, stainless steel range style dual fuel cooker by Britannia with matching extractor hood over, integral fridge, freezer, automatic washing machine and dishwasher with matching doors, four traditional style central heating radiators, coved ceiling, porcelain tiled floor, track ceiling lighting, double glazed windows, two sets of double glazed French doors to the rear, with the particular feature of this lovely room being the double glazed Orangery style domed ceiling to the breakfasting area.

GYM/PLAYROOM/GUEST SUITE 18' 3" (5.56m) x 15' 1" (4.6m) into recess, with double central heating radiator, double cupboard housing central heating boiler, inset ceiling spotlights, two Velux double glazed rooflights, double glazed door to rear garden.

SHOWER ROOM/WC with recently fitted

contemporary style suite in white comprising low level wc., vanity unit with wash hand basin and chrome mixer tap, shower quadrant with mains shower unit, fully tiled walls and floor, stainless steel heated towel rail/radiator, inset ceiling spotlights, double glazed window to rear.

FIRST FLOOR LANDING central heating radiator, wall lights, inset spotlights to coved ceiling.

BEDROOM ONE 14' 6" (4.42m) x 16' 2" (4.93m) max., inset ceiling spotlights, central heating radiator, double glazed window to front.

DRESSING ROOM 7' 10" (2.39m) x 7' 9" (2.36m) well fitted with hanging rail and shelving, double glazed window to front.

EN SUITE SHOWER ROOM/WC with recently fitted contemporary white suite comprising low level wc., vanity unit with wash hand basin and vanity mirror with integral lighting over, shower quadrant with mains shower unit, fully tiled walls and floor, stainless steel heated towel rail/radiator.

BEDROOM TWO 11' 0" (3.35m) x 10' 6" (3.2m) range of built-in wardrobes with sliding doors, central heating radiator, double glazed window to rear.

EN SUITE SHOWER ROOM/WC with recently fitted suite in white comprising low level wc., vanity unit with wash hand basin, shower quadrant with mains shower unit, fully tiled walls and floor, stainless steel heated towel rail/radiator, inset ceiling spotlights, double glazed window to side.



BEDROOM THREE 11' 9" (3.58m) x 14' 7" (4.44m) max, built-in wardrobes, central heating radiator, double glazed windows to side and rear.

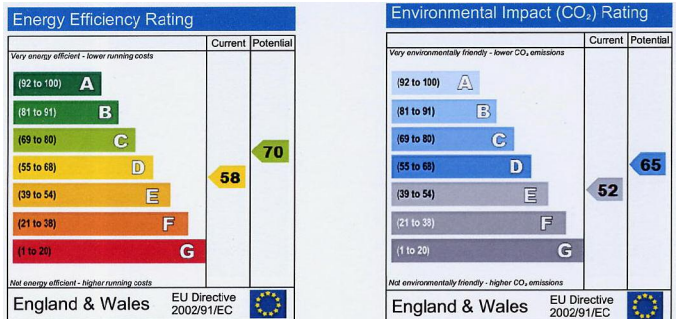
BEDROOM FOUR 11' 8" (3.56m) max x 14' 4" (4.37m) into bay and to front of wardrobes, good range of fitted wardrobes with drawer units and storage cupboard, wood effect laminate flooring, 2 central heating radiators, double glazed windows to front and side.

BATHROOM/WC a superb refurbished family bathroom/wc fitted with contemporary four piece suite in white comprising low level wc., wall mounted wash hand basin with wall mounted chrome mixer tap, vanity mirror with integral lighting over, inset spa bath with separate shower attachment and walk-

in shower enclosure with glass screens and mains shower unit, fully tiled walls and floor, inset ceiling spotlights, stainless steel heated towel rail/radiator, double glazed window to rear.

DOUBLE GARAGE with up and over doors, electric lights, power points.

EXTERNALLY The property stands in good sized gardens extending to circa 1/3rd of an acre. To the front of the property is a block paved driveway leading to the garage, lawn with borders housing a good range of plants and shrubs. To the rear of the property is a generous garden, ideal for family use, with patio and lawn beyond, Gazebo, well stocked borders housing a good variety of plants, shrubs and flowers as well as mature trees.



R004 Ravensworth 01670 713330

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