



## Dene Park Darras Hall

This exceptional property is one of the largest houses available for sale in Darras Hall and benefits from approximately 500m<sup>2</sup> of fabulous accommodation, ideal for those looking to create an annexe or for multi-generational living. The front door opens to a generous entrance vestibule and inner hallway. There is a ground floor bedroom five with a stylish wet room, a comfortable sitting room, office and a magnificent dining room with doors to the garden and beautiful dining kitchen with central island. An inner hall leads to the utility room, bedroom four and a generous living room with sliding doors to the garden and a spiral staircase to the first-floor landing. Completing the ground floor layout is a second entrance hallway, cloak area, a ground floor WC, second utility area, an expansive gym/office/reception room with shower room, an additional hallway/office and an attached garage. To the first floor is a mezzanine landing with access to the principal bedroom with dressing room and balcony overlooking the garden. There is a family bathroom, bedroom six with vanity area, a light and airy landing, bedroom two which benefits from an en-suite shower room and bedroom three which has a dressing area and en-suite bathroom. Externally the house benefits from a sizeable plot circa 0.594 of an acre. To the front is a driveway providing a vast amount of parking to the front and side which leads to the attached garage. To the rear is a charming garden laid to lawn with mature trees, planted borders, a vegetable plot and sunny aspect. A viewing is essential to understand the versatility and standard of this amazing property.

## Offers Over: £750,000

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# Dene Park Darras Hall

## **Entrance Vestibule 8 x 8'4 (2.43m x 2.54m)**

The front door opens to an attractive vestibule with slate flooring, glass block feature wall and double-glazed windows to the front and sides.

## **Hallway 12'8 max x 8'10 max (3.86m x 2.69m)**

This welcoming hallway has a vaulted ceiling, wood effect flooring, under stairs storage and a radiator.

## **Inner Hallway 2'11 x 3'7 (0.88m x 1.09m)**

This hallway has wood effect flooring and leads to:

## **Ground Floor Bedroom Five 11'3 max into bay x 12'10 (3.42m x 3.91m)**

A charming bedroom with carpeted flooring, a double-glazed box bay window to the front and radiator.

## **Wet Room 8'1 x 8'9 (2.46m x 2.66m)**

A stylish modern wet room with generous shower area, WC, wash hand basin, tiled walls, spotlights, extractor fan and heated towel rail. There is a walk-in storage cupboard with gas central heating boiler.

## **Sitting Room 12'10 x 14'7 max into bay (3.91m x 4.44m)**

A versatile room with double glazed bay window to the front, feature fireplace, carpeted flooring and radiator.

## **Office 6'1 x 13'7 (1.85m x 4.14m)**

This light and airy room has a double-glazed circular window to the front, double glazed window to the side, wood effect flooring and radiator.

## **Dining Room 15 x 20'11 (4.57m x 6.37m)**

A wonderful space with Amtico flooring, double glazed sliding doors to the garden, a double-glazed window to the side, radiators and brick feature wall.

## **Open Plan Kitchen Dining Room 14'11 x 28'3 max (4.54m x 8.61m)**

This wonderful room has a sizeable fitted kitchen with quartz work tops, sink unit inset, tiled splash backs, central island, range with cooker hood, integrated appliances, double glazed windows to the side and rear, a door to the garden, slate flooring in the kitchen area, Amtico flooring in the dining area, spotlights and radiators.

**Inner Hallway 9'8 x 9'9 L shape 5'1 x 18'7 (2.94m x 2.97 L shape 1.54m x 5.66m)** A well-proportioned reception hallway with glass block feature wall, wood effect flooring, wall lights, radiator and spotlights.

## **Utility Room 6'8 x 8'10 plus recess (2.03m x 2.69m)**

A useful space with fitted wall and base units, extractor fan, spotlights, vinyl flooring, Belfast sink, tiled splash back, extractor fan, drying rack, work surface, radiator and spaces for several appliances.

## **Bedroom Four/Music Room 16'7 max into recess x 12'10 max into recess (5.05m x 3.91m)**

A lovely room with double glazed window to the side, carpeted flooring, storage cupboard, spotlights and radiator.

## **Second Entrance Hallway 5'2 x 10'9 L shape 4'10 x 4'11 (1.57m x 3.27m L shape 1.47m x 1.49m)**

The side door opens to this second entrance hall with wood effect flooring, double glazed window to the side, radiator, spotlights and a hanging area for coats.

## **Ground Floor WC 3'9 x 6'7 (1.14m x 2.00m)**

A useful room with WC, wash hand basin, tiled splash back, radiator, spotlight and carpeted flooring.

## **Utility Area 6'9 x 5'7 (2.05m x 1.70m)**

This area has fitted base units, gas central heating boiler, double glazed window to the side, wood effect flooring and spotlight.



### Living Room

A gorgeous dual aspect room with feature fireplace and gas fire, carpeted flooring, double glazed sliding doors to the garden, double glazed windows to the rear, radiators and spiral staircase to the first floor.

### Inner Hallway 2'8 x 4'8 (0.81m x 1.42m)

With wood effect flooring, radiator, spotlight and glass feature wall. Games Room/Reception/Office/Gym 22'3 max into recess x 23'7 This incredible space benefits from double glazed windows and door to the rear garden, storage cupboards, two skylights, spotlights and radiators.

**Shower Room 6'4 max into recess x 10'6 max into recess (1.93m x 3.20m)** This room has a walk-in shower with tiled walls and flooring, double glazed window to the side, glass block wall and a dressing area with heated towel rail and vinyl flooring.

### Office 8 x 15 (2.43m x 4.57m)

This versatile room has a double-glazed window and door to the front, carpeted flooring and a radiator.

### First Floor Landing 12'9 x 3'7 (3.88m x 1.09m)

With carpeted flooring and mezzanine balcony.

**Principal Bedroom Suite 35'1 max x 12'3 sloping ceilings (10.69m x 3.73m)** This wonderful suite benefits from a beautiful dressing area with fitted wardrobes, dressing table, Velux window, carpeted flooring and contemporary radiator. The dressing room opens to a fabulous bedroom with double glazed window and door to a balcony, carpeted flooring, eaves storage, Velux window, radiator and spotlights.

### Bathroom 8'8 x 8'5 max into recess (2.64m x 2.56m)

The bathroom benefits from a bath tub with shower over, WC, wash hand basin, vinyl flooring, spotlights, heated towel rail, tiled walls and storage cupboard.

### Bedroom Six 12'10 (max) x 11'0 max (3.91m x 3.35m)

This lovely room has a vanity unit with wash basin, carpeted flooring, radiator, double glazed window to the side and fitted wardrobes

**Landing 30'10 max x 9'11 max irregular shape sloping ceiling (9.93m x 3.02m)** This vast landing has carpeted flooring, fitted storage cupboards, a radiator, Velux windows, a storage cupboard, spotlights and spiral staircase to the living room.

### Bedroom Two 10'5 max into recess x 19'4 max to recess sloping ceilings (3.17m x 5.89m)

This charming room has double glazed windows to the rear and side, carpeted flooring, eaves storage, spotlights and a glass block feature wall.

### En-suite Shower Room 7'9 x 7'1 sloping ceiling (2.36m x 2.15m)

With shower enclosure, WC, wash hand basin, vinyl flooring, spotlights, extractor fan, heated towel rail and heated towel rail.

**Bedroom Three 15'1 x 11'2 plus recess L shape 8'3 x 8'8 (4.59m x 3.40m plus recess L shape 2.51m x 2.64m)** This spacious bedroom has double glazed windows to the side and rear, carpeted flooring, spotlights, wall lights, radiators, dressing area and a Velux window.

### En-Suite Bathroom 10'3 x 7'8 sloping ceilings (3.12m x 2.33m)

A stylish modern bathroom with travertine tiled walls and flooring, bath with shower over, wash hand basin, WC, heated towel rail, extractor fan, spotlight and Velux window.

### Garage 25'3 x 18'10 max irregular shape (7.69m x 5.74m)

With electric roller shutter door, double glazed door to the rear, light and power.

### Garden

Externally there is a wonderful, mature garden circa 0.594 of an acre with a generous lawn, patio area, planted borders, fruit trees, vegetable plot and an expansive driveway for a multitude of vehicles.



**PRIMARY SERVICES SUPPLY**

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Gas
- Broadband: ADSL Modern
- Mobile Signal Coverage Blackspot: No
- Parking: Driveway with garage

**MINING**

The property is not 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.

**ACCESSIBILITY**

This property has no accessibility adaptations, with a wet room downstairs next to bedroom

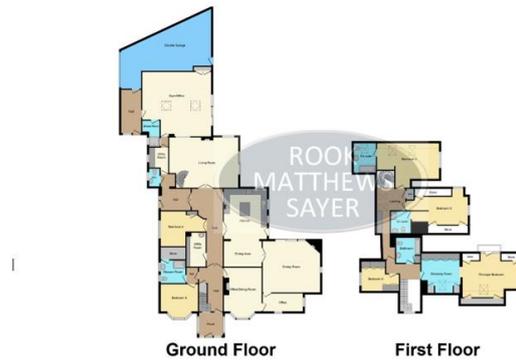
**TENURE**

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: C**

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Total floor area 500.2 sq.m. (5,384 sq.ft.) approx

Dene Park, Darras Hall

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

Version 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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