



Westsyde Darras Hall

This fabulous home is available for sale with no onward chain and benefits from an elegant open plan family kitchen with central island and dining area. The front door opens to a welcoming hallway leading to the comfortable dual aspect living room. There is a ground floor WC, beautiful dining kitchen with family area and access to the garden, a convenient utility room and generous garage. Stairs lead to the first floor landing, a lovely master bedroom with stylish modern ensuite shower room, contemporary family bathroom and a further three bedrooms. Externally there is a driveway providing parking for several cars, garage with access to the utility room and a sizeable garden with Westerly facing aspect, mature planted borders and a patio for entertaining. Westsyde is conveniently located close to Broadway shopping centre and benefits from highly regarded schools, shops, transport links, leisure facilities, restaurants and pubs nearby. A viewing is essential to fully appreciate the size and standard of this superb home. EPC rating D council tax band F.

Under the terms of the Estate Agents Act 1979 (section 21) please note that the vendor of this property is an associate of an employee of Rook Matthews Sayer.

Asking Price: £600,000

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Westsyde

Darras Hall

Entrance Hall

A double-glazed door to the front opens to a welcoming hallway with Amtico flooring, radiator and hardwood doors to the principal rooms of the ground floor. The property benefits from Hive central heating controls.

Ground Floor WC

A convenient room with push button WC, wash hand basin with tile splashback, extractor fan, Amtico flooring and radiator.

Living Room 19'2" x 14'8" (5.84m x 4.47m)

This beautifully presented dual aspect room has double-glazed windows to the front and rear and French doors to the garden. There is carpeted flooring, a decorative ceiling rose, coving and radiators.

Open Plan Dining Kitchen – Dining Area 14'1" x 9'11" (4.30m x 3.02m) Kitchen 16'2" x 18'5" (4.94m x 5.62m)

An elegant kitchen with central island, quartz and solid wood work tops and a range of high quality appliances including a six burner gas hob with extractor above, integrated Neff double oven, dishwasher and space for an American fridge freezer. This fabulous room benefits from double-glazed windows to the side and rear, French doors out onto the patio in the garden, Amtico flooring, spotlights and radiators.

Utility Room 6'1" x 8'3" (1.85m x 2.52m)

An extremely useful Room with fitted storage, space for a washing machine and dryer, LVT flooring, double-glazed window to the side and doors to the kitchen and garage.

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First Floor Landing

A carpeted landing with double-glazed window to the front, spotlights, radiator, coving to the ceiling, airing cupboard and loft access.

Bathroom 7'6" x 10'4" (2.28m x 3.14m)

A luxurious, newly refurbished bathroom with feature bath tub, double shower, push button WC, wash hand basin with feature storage unit, tiled flooring and part tiled walls, heated towel rail, extractor fan, spotlights and double-glazed window to the front.

Principal Bedroom 11'5" x 14'4" (3.48m x 4.38m)

A beautifully presented room with double-glazed window to the front, carpeted flooring and radiator.

En-suite Shower Room 4'7" x 10'3" (1.39m x 3.13m)

This stylish, re-furbished en-suite benefits from a double shower enclosure, push button WC, wash hand basin inset to feature storage unit, heated towel rail, tiled flooring and part tiled walls, double-glazed window to the side and spotlights.

Bedroom Two 10'10" x 12'10" (3.29m x 3.92m)

A generous bedroom with double-glazed window to the rear, carpeted flooring and a radiator.

Bedroom Three 10'9" x 12'4" (3.28m x 3.77m)

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

Bedroom Four 8'7" x 9'10" (2.62m x 2.99m)

This bedroom has a double-glazed window to the rear, carpeted flooring and a radiator.

Garage 17'7 max into recess x 17'10 max into recess (5.36m x 5.44m)

With an electric garage door, light and power.

Garden

A sizeable driveway leading to the garage and providing off street parking for several vehicles. The property occupies a magnificent mature plot laid to lawn with planted borders, a generous patio and sought-after sunny aspect.

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

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 c
55-68	D	63 d	
39-54	E		
21-38	F		
1-20	G		



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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.

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