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Willow Way, Darras Hall, NE20 9RJ **Offers In The Region Of £595,000**

SOUGHT AFTER LOCATION - DETACHED HOME - FANTASTIC WRAP-AROUND GARDENS
Brunton Residential is delighted to offer this substantial detached family home, located on a superb corner plot on Willow Way in the highly sought after location of Darras Hall. The well designed property offers four double bedrooms and wrap-around gardens taking advantage of the south facing site. This excellent family home is close to local amenities and transport facilities.

The accommodation provides, briefly: entrance hallway with cloakroom/WC and store cupboards, a bright sitting room/study/TV room with picture window, a large reception room which is split into a formal dining room leading on to a spacious lounge area, both with French doors to the garden, 23 ft (7m) long breakfasting kitchen which offers a range of wall and floor units with coordinated, solid wooden worksurfaces, ceramic sink unit and fitted appliances such as the electric induction hob and microwave, and utility room.

The first floor has a long landing providing access to all four bright bedrooms. The master bedroom has two fitted double wardrobes and one built-in double wardrobe; the 2nd/guest bedroom has a built-in cupboard and its own ensuite shower room/WC, two further bedrooms, one of which doubles as a well fitted study with an excellent range of fitted units including desk/dressing table, drawer units, double wardrobe and concealed fold down, double bed, making it ideal for guests, and a family bathroom.

The property stands on an excellent corner plot with a block paved driveway leading to the garage and parking area, main lawn with a large south facing patio, lovely wooden summerhouse and excellent range of plants and shrubs, side patio with small greenhouse, and rear garden with patio and shed.

ON THE GROUND FLOOR

Hallway

WC

Utility

8'6" x 9'1" (2.58m x 2.76m)

Measurements taken at widest points.

Sitting Room

16'2" x 11'2" (4.93m x 3.40m)

Measurements taken at widest points.

Kitchen

23'9" x 10'4" (7.24m x 3.14m)

Measurements taken at widest points.

Lounge

16'2" x 14'8" (4.93m x 4.47m)

Measurements taken at widest points.

Dining Room

16'2" x 10'11" (4.93m x 3.33m)

Measurements taken at widest points.

Garage

ON THE FIRST FLOOR

Landing

Bedroom

16'2" x 13'11" (4.93m x 4.23m)

Measurements taken at widest points.

Bedroom

9'11" x 11'2" (3.03m x 3.40m)

Measurements taken at widest points.

En-suite

Bedroom

12'10" x 9'4" (3.90m x 2.84m)

Measurements taken at widest points.

Bedroom

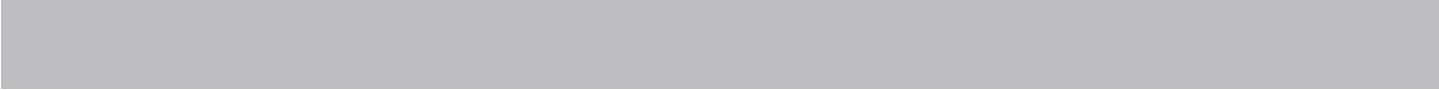
12'10" x 8'8" (3.90m x 2.63m)

Measurements taken at widest points.


Bathroom

Disclaimer

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed.



Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.



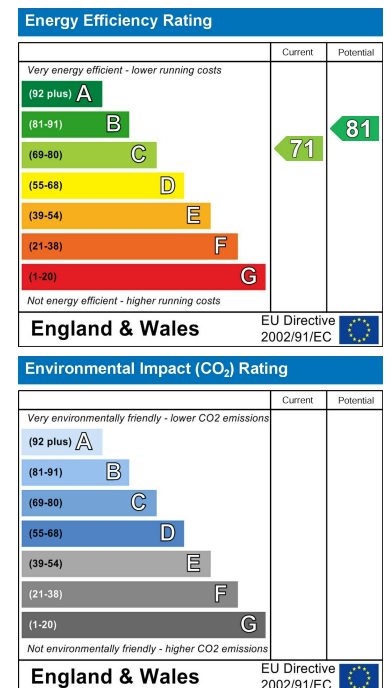
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.