



- 5 Bedroom Detached House
- Formal Dining Room or Study
- Two walk in Dressing Rooms
- Council Tax Band G / EPC Rating B
- 38ft. Open Plan Kitchen/Dining/Living
- Utility Room
- Family Bathroom and Cloaks WC
- Lounge
- Three En Suites
- Double Garage and Garden Store

A very well presented, 5 bedroom detached family house located on this sought after road within the Darras Hall Estate. Recently updated with a stunning, modern kitchen and new heating system. Features include underfloor heating and En-suite facilities to three bedrooms Double doors to the Entrance Hall leads to the Reception Hall with beautiful gullwing staircase, Cloaks WC and built in storage cupboards. Double doors to the formal Lounge with bay window to the front and media wall with contemporary fire. From the hall door to study or Formal Dining Room. A magnificent open plan Kitchen/Dining/Sitting room is located to the rear with two sets of double doors to the patio. The Kitchen is fitted with a range of base and wall units with quartz worksurfaces with inset sink unit with boiling water tap, electric oven, combination microwave oven, induction hob, integrated dishwasher, space for fridge freezer and large island unit with wine cooler and storage. The Utility room has space and plumbing for washer and dryer a door to garage equipped with two electric roller doors. First Floor with impressive galleried landing with sitting/games area, storage cupboard and airing cupboard. Bedroom 1 with dressing room and En- suite featuring a walk-in shower, WC and wash basin. Bedroom 2 with bay window to front and en-suite with shower cubicle, WC and wash basin. Bedroom 3 with a Juliette balcony overlooking the rear garden, En-suite with shower cubicle, WC and wash basin and door to walk in wardrobe. Bedrooms 4 & 5 are also to the rear and a family bathroom with bath, shower cubicle, WC and wash basin. Approached via electric gates with driveway and parking area to the front, The rear garden features a raised wooden deck with artificial grass and mature trees and shrubs to boundaries. Darras Hall has excellent access to outstanding schools, shops, pubs, restaurants, sporting and leisure facilities and is well placed for the Airport and access to the city.

Entrance Hall 7'3" x 6'7" (2.22 x 2.03)

Reception Hall 23'11" x 12'6" (7.296 x 3.82)

Cloaks WC

Lounge 17'4" x 17'9" into bay (5.303 x 5.417 into bay)

Formal Dining Room or Study 13'1" x 7'10" (3.988 x 2.403)

Open Plan Kitchen/Dining/Living Room 38'5" x 14'6" (11.71 x 4.43)

Galleried Landing/Games area 12'7" x 11'3" (3.836 x 3.448)

Bedroom 1 17'11" x 16'1" to widest point (5.479 x 4.924 to widest point)

Dressing Room

En-Suite Shower Room

Bedroom 2 17'5" x 17'11" (5.327 x 5.462)

En-suite Shower Room

Bedroom 3 14'7" x 11'9" (4.488 x 3.627)

En-suite Shower Room

Bedroom 4 14'7" x 11'8" (4.488 x 3.595)

Bedroom 5 14'7" x 9'4" (4.458 x 2.848)

Family Bathroom



G





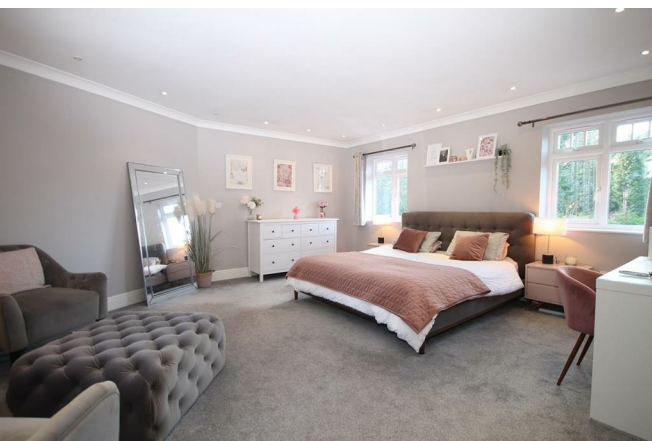
Energy Performance: Current B Potential B

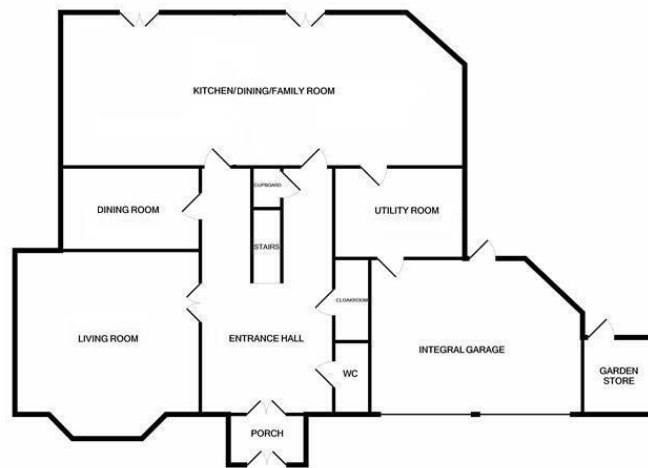
Council Tax Band: G

Distance from School:

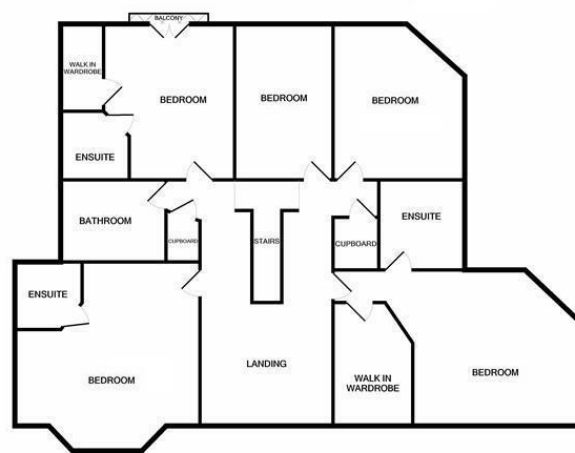
Distance from Metro:

Distance from Village Centre:





GROUND FLOOR



1ST FLOOR

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