

- Detached House
- Family Bathroom
- Sitting Room
- South Facing Rear Garden

- 5 Bedrooms
- Open Plan Kitchen/Dining/Garden Room
- Lounge

- Two En-suites
- Utility Room & Cloakroom WC
- Detached Garage

A well presented, 5 bedroom detached house which has been updated by the current owners and offers spacious family accommodation and situated in a superb central location within the Darras Hall Estate. The property is entered to a spacious Reception Hall with stairs to first floor and Cloakroom WC. The Sitting Room is situated to the front and a formal lounge to the side with feature fire surround and double doors to the garden room. The ground floor fifth bedroom could also be used as a Study/home office and is to the front. From the entrance hall door to the Kitchen fitted with a superb range of white gloss units with contrasting solid worktops. The island unit with inset sink unit and gas hob with extractor over and integrated dishwasher. Other appliances include electric oven, combination oven and space for fridge freezer and cupboard with gas combination boiler and door to side. Door to Utility Room with space and plumbing for washer and dryer. The kitchen opens to Dining area and through to the garden room with two sets of double doors to rear garden. Stairs to first floor landing. Bedroom 1 with Juliet style balcony to rear, built in wardrobes and walk in wardrobe/storage. En-suite Bathroom with shower enclosure, bath, wc and wash basin set into vanity unit with storage cupboards. Bedroom 2 with fitted wardrobes and En-suite with shower enclosure, wc and wash basin with storage under. Bedrooms 3 and 4 are both doubles. The Family Bathroom is fitted with a bath with shower over, wc and wash basin with storage. Externally there is a detached garage with electric door. Externally to the front there is a lawn and a block paved drive providing parking and leads to the detached garage. The south facing rear garden features a spacious patio, lawn and mature trees. Council Tax Band F



Reception Hall 20'0" x 8'1" (6.101 x 2.469)

Cloakroom WC

Sitting Room 18'1" x 11'4" (5.512 x 3.463)

Lounge 19'8" x 12'2" (6.002 x 3.728)

Ground Floor Bedroom 5 14'0" x 11'10" (4.281 x 3.611)

Kitchen 21'0" x 10'2" (6.413 x 3.102)

Dining Area

Garden Room 14'0" x 11'10" (4.281 x 3.611)

Utility Room 6'7" x 6'5" (2.008 x 1.969)

Bedroom 1 26'2" x 12'9" (7.999 x 3.894)

En-suite Bathroom WC 8'4" x 8'3" (2.563 x 2.529)

Walk in Wardrobe

Bedroom 2 18'7" x 10'2" (5.672 x 3.101)

En-suite Shower Room WC

Bedroom 3 13'1" x 12'3" (4.001 x 3.739)

Bedroom 4 15'5" x 17'3" (4.702 x 5.261)

Family Bathroom WC 9'0" x 7'11" (2.757 x 2.437)

Detached Garage



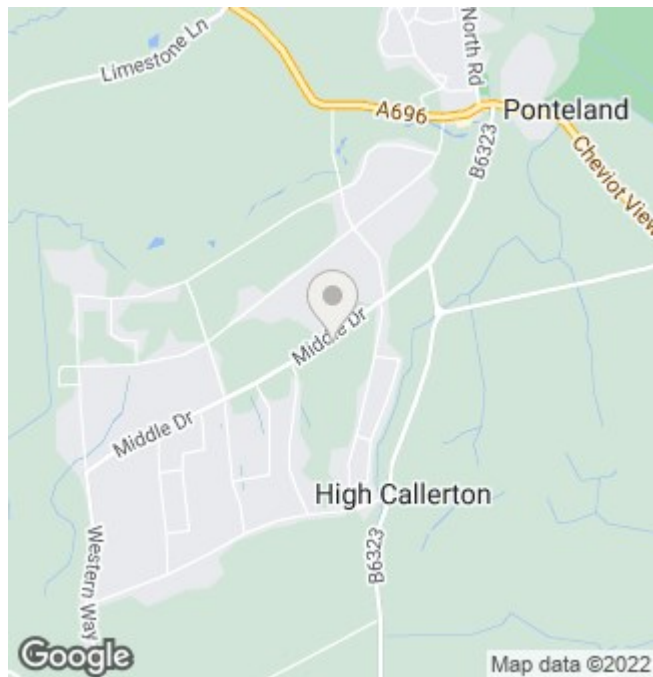
Energy Performance: Current C Potential C

Council Tax Band: F

Distance from School:

Distance from Metro:

Distance from Village Centre:



These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.