

- Entrance Porch, Hall & Cloaks WC
 - Lounge
 - Study
 - Dining Kitchen & Utility Room
 - Three En-suites, Master Dressing Room
 - Family Bathroom
 - Family Room
 - Five Bedrooms
 - Twin Garage & Garden Store
- ****NO ONWARD CHAIN****

A well presented, 5 bedroomed detached family house located on this sought after road within the Darras Hall Estate. Featuring underfloor heating and En-suite facilities to three bedrooms. From the entrance porch to the Reception Hall with gullwing staircase, Cloaks WC and built in storage cupboards. Double doors to the formal Lounge with bay window to the front. From the Hall door to study/ Formal Dining Room. The Family Sitting Room is located to the rear with double doors to the patio and double doors to the dining Kitchen fitted with a range of base and wall units with granite worksurfaces with inset sink unit, range oven with gas hob and extractor over, integrated dishwasher, fridge freezer and large island unit with storage cupboards. French doors to the rear garden and door to Utility room with door to garage equipped with two electric roller doors. First Floor with impressive galleried landing with sitting area, storage cupboard and boiler 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, summerhouse 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 Porch 7'3" x 6'7" (2.223 x 2.032)

Entrance Hall 23'11" x 12'6" (7.296 x 3.827)

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

Cloaks WC

Study 13'1" x 7'10" (3.988 x 2.403)

Family Room 16'4" x 14'6" (4.997 x 4.431)

Kitchen 14'6" x 16'3" increasing to 21'3" (4.423 x 4.960 increasing to 6.482)

Utility Room 11'3" x 4'9" (3.437 x 1.459)

First Floor Landing 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)

En-suite Shower Room 8'4" x 8'1" to widest point (2.565 x 2.474 to widest point)

Dressing Room 11'4" x 7'4" (3.458 x 2.255)

Bedroom Two 17'5" x 17'11" to widest point (5.327 x 5.462 to widest point)

En-suite Shower Room

Bedroom Three 14'7" x 11'9" to widest point (4.453 x 3.604 to widest point)

En-suite Shower Room

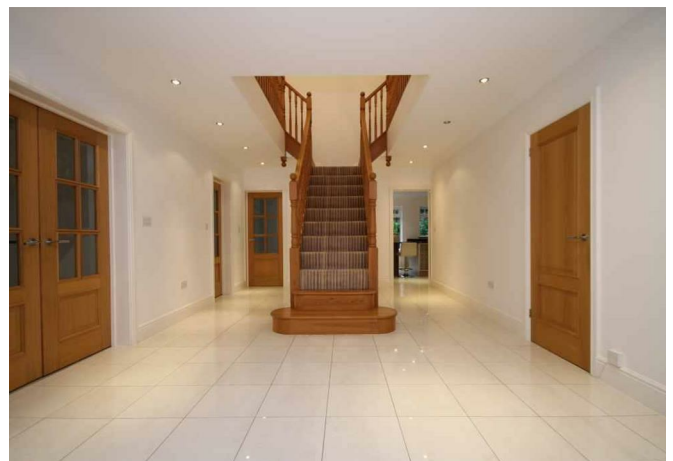
Walk-in Wardrobe

Bedroom Four 14'7" x 11'8" to widest point (4.456 x 3.574 to widest point)

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

Garage 18'1" x 19'10" narrowing to 14'10" (5.513 x 6.065 narrowing to 4.544)

Garden Store 6'1" x 5'10" (1.876 x 1.780)





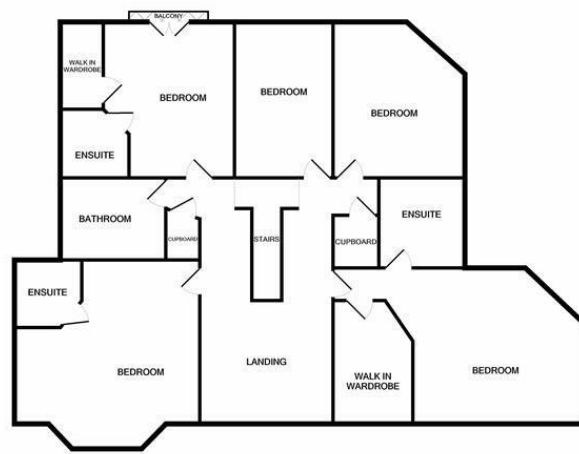
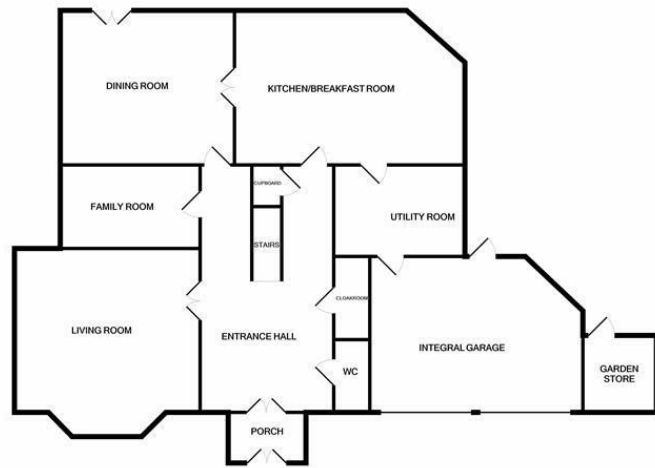
Energy Performance: Current B Potential B

Council Tax Band:

Distance from School:

Distance from Metro:

Distance from Village Centre:



Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, 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 guidance 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.
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