

BRUNTON

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MIDDLE DRIVE, DARRAS HALL, PONTELAND, NE20

£850,000

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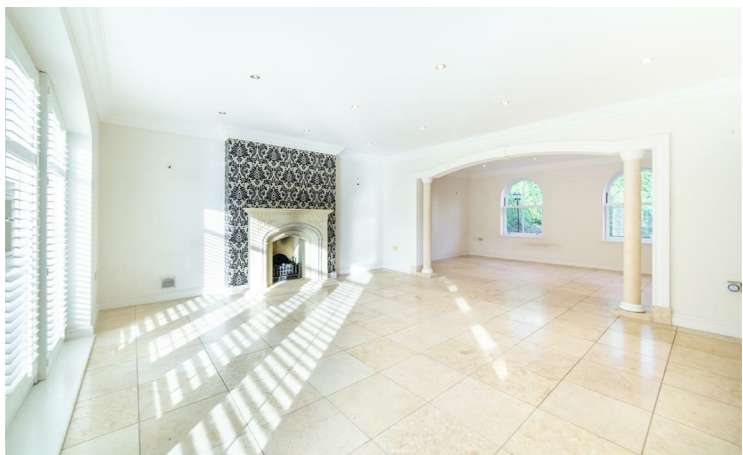
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STUNNING DETACHED HOME - CUL DE SAC LOCATION - FANTASTIC GARDEN AREAS
Brunton Residential are delighted to offer for sale this fantastic detached home tucked away in a quiet cul-de-sac off Middle Drive within the popular Darras Hall Estate in Ponteland. This four bedroom home has some excellent features throughout and is encased in mature, wrap around gardens.

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An entrance veranda has a multitude of feature pillars with a centralised entrance door leading to the hall. The hall has an entrance cupboard and a WC with luxury travertine tiling which runs throughout the ground floor, a custom oak staircase leads to the first floor. One either side of the hallway is the lounge and kitchen area. The main lounge has windows to the front and rear with a feature place, marble effect pillars and French doors overlooking the rear gardens. The kitchen area has a range of wall and floor units with coordinated granite work surfaces, there is plenty of space for formal and informal dining while an open plan utility space with sink leads to second utility room with an open plan to the garage. Linking the lounge, kitchen and garden together is the sun lounge, this fantastic room has a fully curved rear glass wall with windows which offer a perfect vista over all of the garden areas.

The first floor provides four fantastic ensuite shower rooms, each boast travertine tiles, feature oval baths and walk in shower cubicles. From the master and second bedroom are doors accessing a fantastic balcony overlooking the rear gardens.

Externally there is a gated driveway providing off street parking and access to the double garage. The property is surrounded in a range garden spaces which offer both relaxation and storage areas, to the rear is a retaining wall with central stair access to a lawned area with planted sections and a mixture of fenced & tree lined boundaries. Immediately outside the property are featureful paved areas with pathway access to the front of the property.



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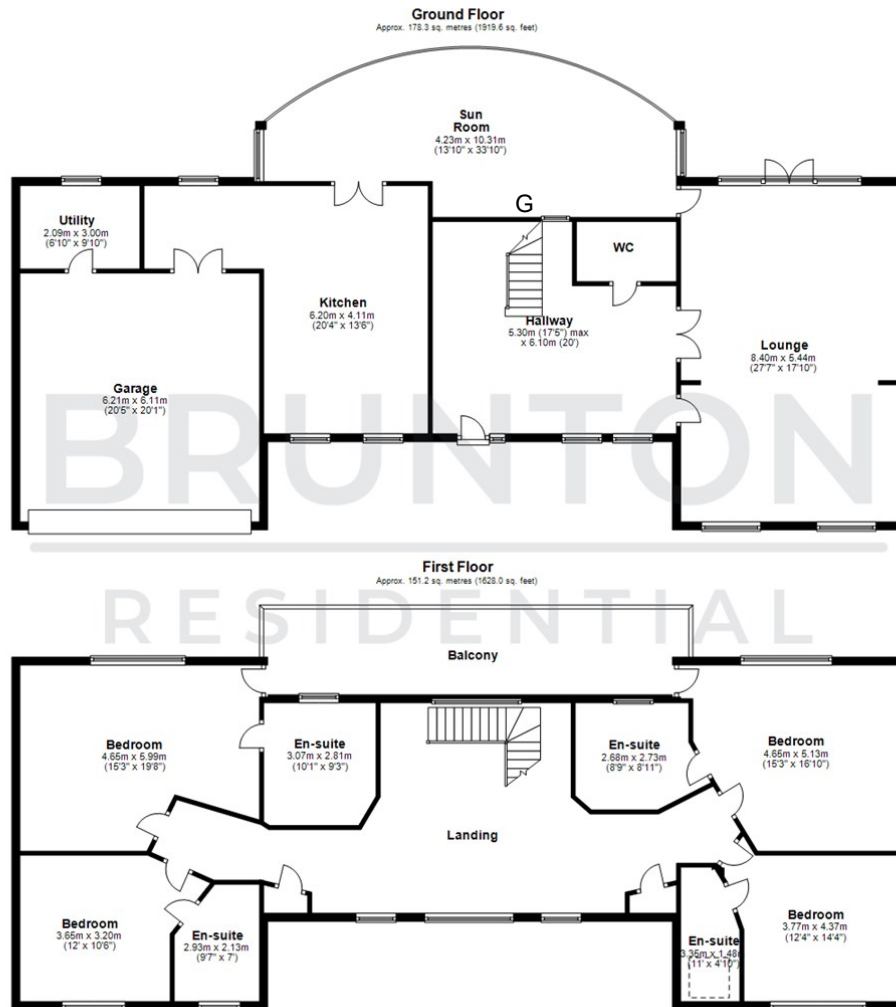
TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : G

EPC RATING : C

SERVICES :



Total area: approx. 329.6 sq. metres (3547.6 sq. feet)

All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	