

# BRUNTON

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RESIDENTIAL



**EDGE HILL, DARRAS HALL, NE20**

**Offers Over £775,000**



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### FOUR BEDROOM DETACHED HOUSE - IMMACULATELY PRESENTED - SOUGHT AFTER LOCATION

Brunton Residential is delighted to bring to market this outstanding four-bedroom detached home located in the ever so popular location of Edge Hill. This gorgeous detached property offers elegance and open space for living whilst having the luxury local amenities and excellent schools close by.



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Situated on the prestigious street of Edge Hill at the top of Darras Hall Estate we are delighted to be able to offer to the market this beautiful detached house. The property is a spacious 4 bedroom over 3000 square feet, which has been fully refurbished to a very high standard in the past 4 years. It is well placed for all local amenities, in the adjoining village of Ponteland which includes local schools for all ages, excellent choice of shops and a wide range of pubs and restaurants. The house is approached through remotely controlled wrought iron gates down a wide tarmac drive. It is surrounded by gardens mainly, set to lawn, which are fully fenced and makes them child and animal secure. The property benefits from solar panels and storage batteries which are owned by the house, gas central heating and double glazing throughout. It is decorated in neutral colours with white vertical blinds and beige carpets.

Garden. The rear garden is laid to lawn and contains a large garden shed, pond and rockery. The garden shed has its own electrical supply. There are two paved patios and two sitting out areas covered with red gravel. The garden is illuminated by a lamp post and fence mounted flood lights. There are security lights at each corner of the house, an external water supply and wifi controlled external electrical sockets. At one side of the house is a path, with ramp and steps, a paved area for bin storage and a gate leading to the front garden. The other side on the house has a path to a gate leading to the front garden and an access door to the garage. The front garden has a double width drive and with adequate parking for several cars. The front garden is fully enclosed and laid to lawn with lamp posts illuminated by lamp posts.





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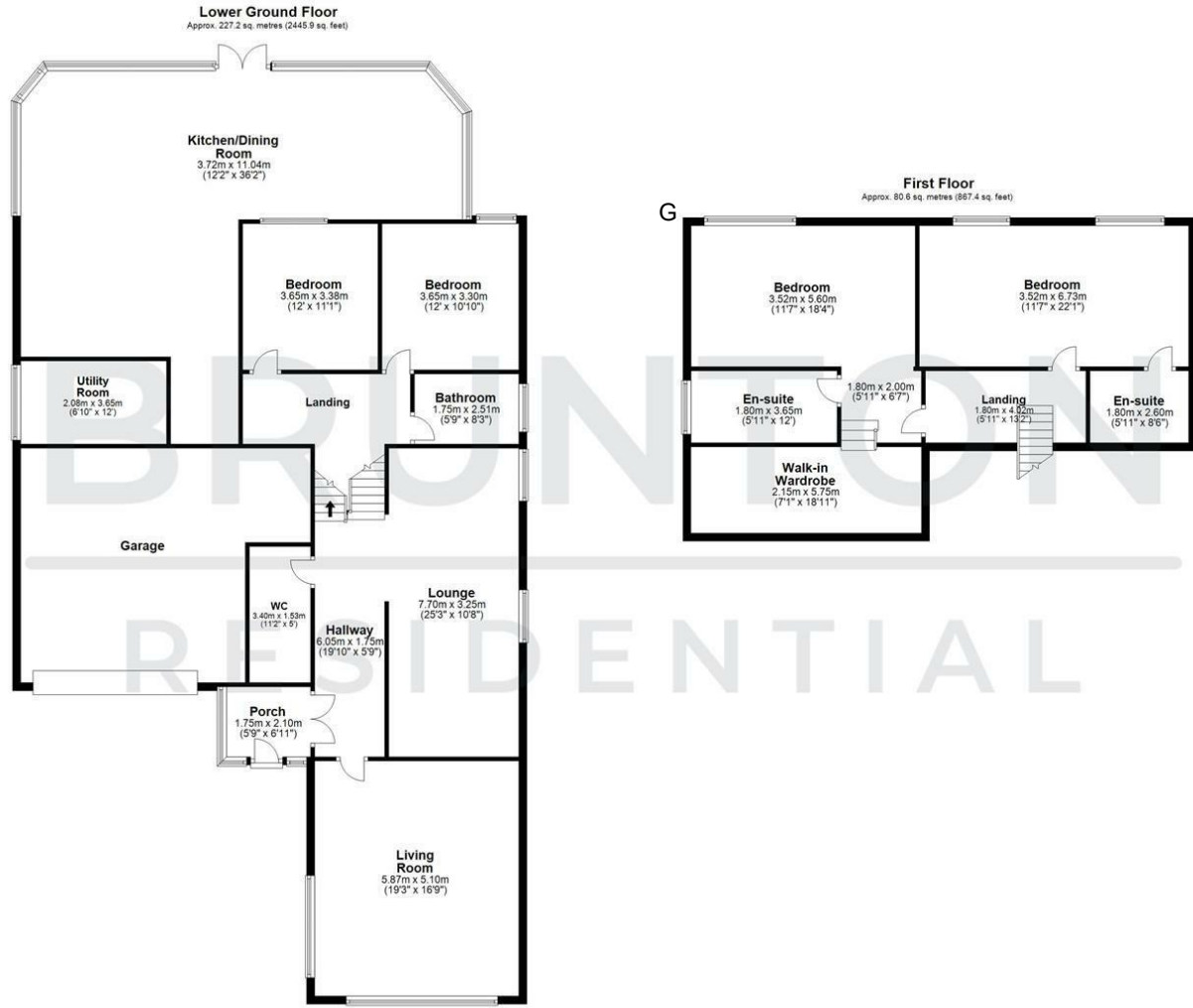
TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : G

EPC RATING : D

SERVICES :



Total area: approx. 307.8 sq. metres (3313.4 sq. feet)  
 All measurements are approximate and are for illustration only.  
 Plan produced using PlanIt.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C			
(55-68) D		66	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	