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RUNNYMEDE ROAD, DARRAS HALL, NE20

Offers Over £1,550,000

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Immaculately Presented Modern Detached Family Home Boasting over 4,000 Sq ft of Internal Living Space with Two Generous Reception Rooms, Impressive Open Plan Kitchen/Dining & Living Space, Utility Room, Five Double Bedrooms, Well Presented Family Bathroom plus Four En-Suites, Large Multi-Car Driveway with Integral Double Garage & Delightful South Facing Lawned Rear Gardens.

This excellent, modern detached family home is ideally located to the south backing side of the prestigious Runnymede Road, Darras Hall. Runnymede Road, which is highly regarded as one of the finest residential streets within the northeast of England, is perfectly situated just a short walk from the shops, cafes and restaurants of Ponteland Village and outstanding local schooling.

The property is also placed just 9 miles to the west from Newcastle City Centre, with its shopping, cultural activities and nightlife.

A selection of independent schooling can also be found only a short drive away, as is Newcastle Airport, providing excellent links throughout the UK and Europe.

The property itself is accessed via secure electronic entrance gates that open to a large multi-car driveway with feature lighting and well stocked borders. The driveway then leads to a large, integral garage with electronic up and over door.

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The internal accommodation comprises: Central entrance hall providing access to a good-sized cloakroom with ground floor guest WC and return staircase leading to the first floor. To the left-hand side of the hallway is a sitting room with storage to the alcoves, feature fireplace and large walk-in bay window.

To the very rear of the entrance hall, double doors open to an impressive, open plan kitchen/dining and living space with an excellent bespoke fitted kitchen with a range of wooden and walnut cabinetry, integrated Miele appliances, large central island with breakfast bar and stone worktops. The kitchen/diner also provides two sets of French doors leading out onto the rear terrace and gardens. Double doors then lead from the kitchen into the second reception room/family room, again with French doors leading out onto the rear terrace and gardens.

The ground floor also provides a good-sized utility room with access into the plant room and a door leading into the integral double garage.

The staircase then leads up to a large first floor landing, which in turn gives access to five double bedrooms, of which four enjoy access to private en-suite facilities. The principal suite is a generous double bedroom which offers French doors leading to a Juliette balcony, a range of fitted wardrobes and access to a south facing sun terrace and also a wonderful, en-suite bathroom, which is fully tiled with five-piece suite. Bedroom two is also a generous suite, with dual aspect, fitted wardrobes and access to a stylish, en-suite shower room.

Bedroom three is also a good-sized suite, again with French doors opening to a Juliette balcony, access to the sun terrace and a contemporary en-suite bathroom, which is fully tiled with three-piece suite.

Bedroom four is placed to the front of the property and is accessed via separate lower landing with Velux window. This excellent suite provides a walk-in wardrobe with fitted cabinetry, dual aspect windows and access to a well presented, en-suite bathroom with four-piece suite.

Finally, bedroom five provides a further double bedroom with French doors and Juliette balcony. A well-appointed family bathroom is accessed from the landing and offers a four-piece suite, which is fully tiled, with Villeroy & Boch sanitaryware and TV.

Externally, the property enjoys an excellent and enviable position, and benefits from a private plot with delightful, south facing rear gardens that are mainly laid to lawn, again with well stocked borders and a large, sunken, and paved entertaining terrace with steps leading to the raised garden.

Immaculately presented throughout, with underfloor heating to the entirety of the ground floor, this excellent, modern detached home simply demands an early inspection and viewings are strongly advised.



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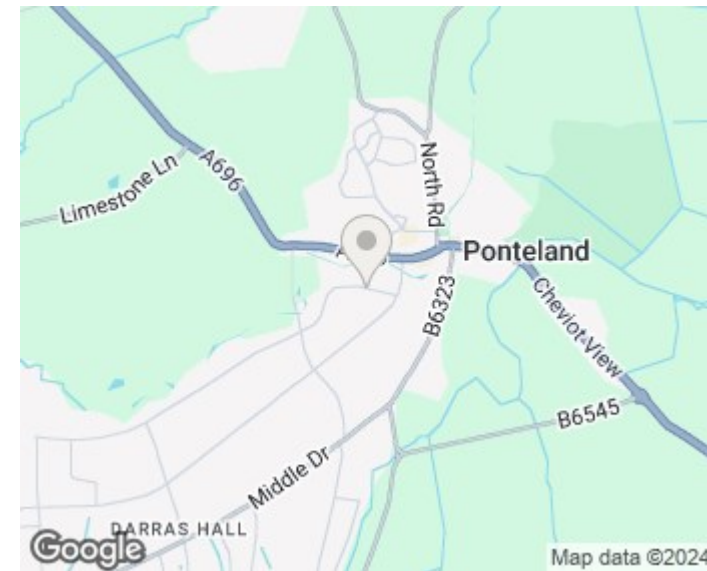
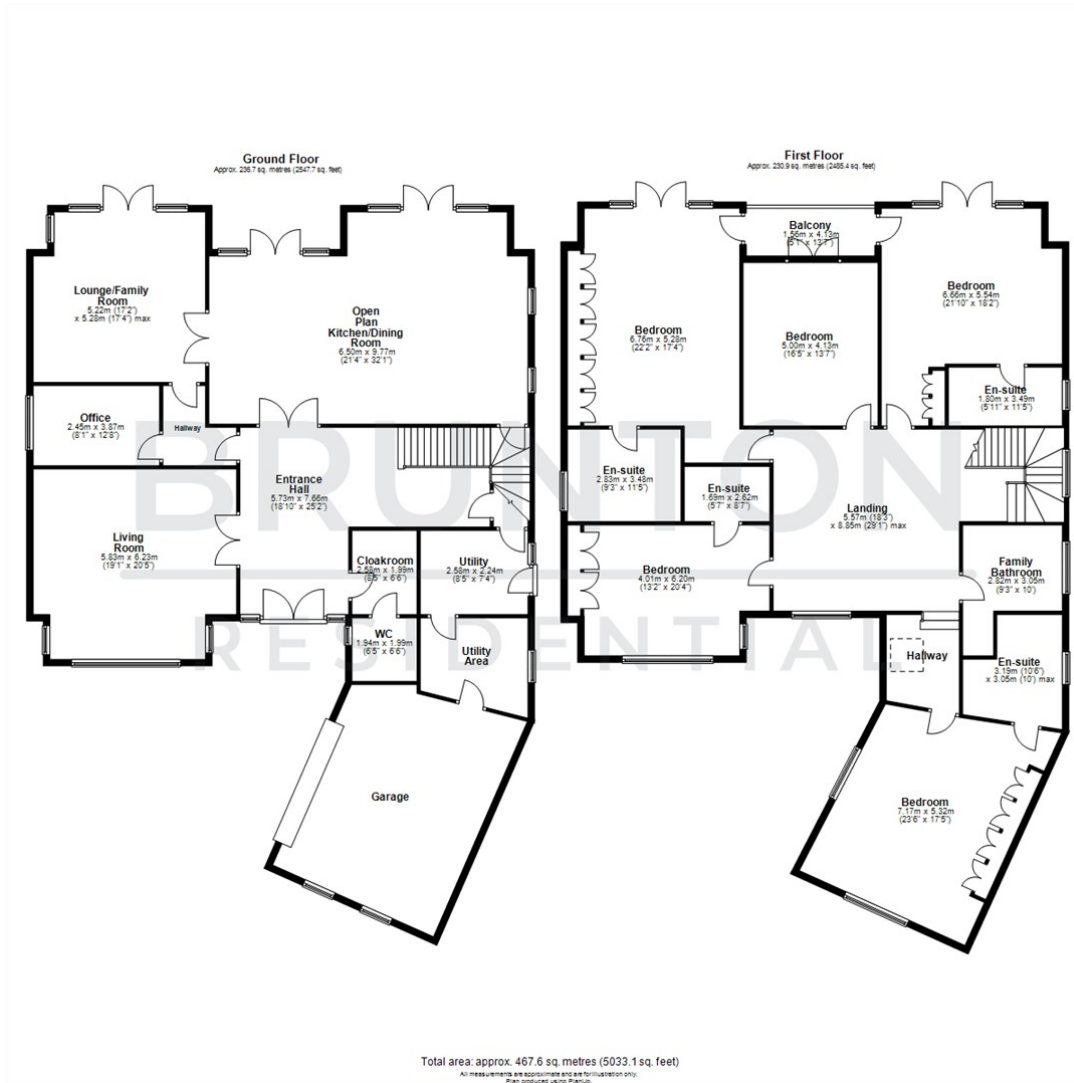
TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND :

EPC RATING : C

SERVICES :



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	83
(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	