

BRUNTON  
RESIDENTIAL

**BROOKLANDS, DARRAS HALL, NE20**

**Offers Over £612,000**



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### THREE BEDROOM - SUPERB LOCATION - DETACHED FAMILY HOME - EXTENSIVE LAWNED REAR GARDENS

Brunton Residential are delighted to offer for sale this stylish and well presented, three-bedroom home which situated in the charming village of Ponteland. This property offers the ideal combination of a peaceful village setting with excellent access to local amenities, including excellent shops, restaurants, outstanding local schooling and transport links.

This well presented home boasts a modern interior throughout, featuring high-quality finishes that enhance its overall appeal. Additionally, the property includes a double garage, providing convenient parking as well as extra storage space. With its well-maintained design and prime location, this home offers comfortable, stylish living in a sought-after residential neighbourhood.



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This delightful and stylish detached home is perfectly located within the prestigious and desirable area of Darras Hall, Ponteland.

This well-presented property is placed only a short walk from the delightful village of Ponteland, with its wonderful array of shops, restaurants, outstanding local schooling and excellent transport links.

The property has been fully re-furbished throughout with a beautiful new kitchen/diner, three reception rooms and enjoys a lovely and private garden plot.

5, Brooklands is accessed via a central entrance hall with stairs leading to the first floor. The ground floor accommodation provides three well-appointed reception rooms, a beautiful re-fitted ground floor bathroom with four-piece suite, including a free-standing bathtub.

To the rear of the ground floor is a lovely, re-fitted kitchen with integrated appliances and Dekton worktops and French doors leading out onto the rear terrace and gardens. A further door from the kitchen leads into the integral double garage with a utility area, sink and plumbing for a dishwasher and other white goods. (the property offers clear potential to be developed should it be desired).

The stairs then lead up to the first floor and give access to three bedrooms, of which two enjoy bespoke fitted storage. The first floor also provides a re-fitted shower room and en-suite to bedroom one.

Externally, the property benefits from a generous garden site measuring approximately 0.27 of an acre, with lovely south facing lawned front gardens and a large, gravelled driveway, providing off street parking for several cars. The rear gardens are generous in size and are laid mainly to lawn with well stocked borders and gravelled driveway leading round the side and to the front.





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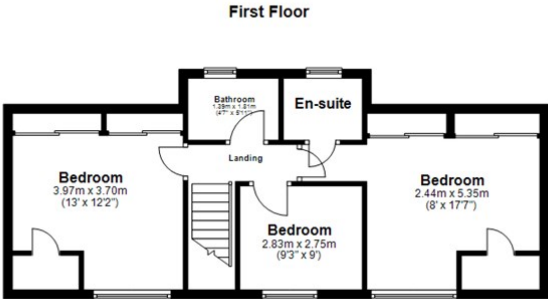
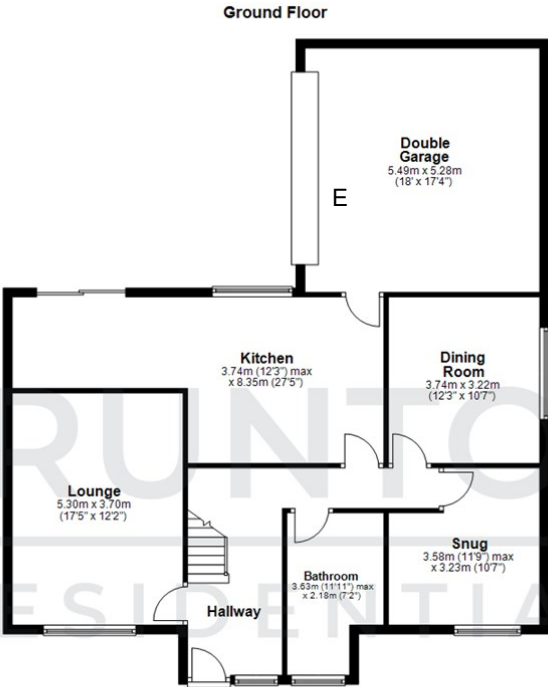
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TENURE : Freehold

LOCAL AUTHORITY :  
NORTHUMBERLAND CC

COUNCIL TAX BAND : E

EPC RATING : E



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

