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WESTERN WAY, DARRAS HALL, NE20

Offers Over £725,000

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Detached single storey home boasting over 3,000 Sq ft of internal living space with a spacious lounge, open plan kitchen/diner, conservatory, four double bedrooms plus study, with three en-suites, large multi-car driveway & double garage with delightful mature south west facing rear gardens & no onward chain!

This impressive, detached modern bungalow is ideally located on Western Way, Darras Hall. The property, which was purchased by the current family back in 2012, provides a superb opportunity for single storey living and is perfectly placed just a short distance from the shops and amenities of The Broadway, whilst also being positioned close to Ponteland Village with its excellent array of shops, cafes, restaurants, and Waitrose.

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The internal accommodation comprises: Lobby with door leading into the central entrance hall with guest WC and cloaks cupboard. The hallway then gives access to a superb and generous living room, which measures 20ft, with large west facing window and fireplace and a separate study with window overlooking the side courtyard. The ground-floor also benefits from a practical utility room.

Double doors from the rear of the entrance hall then open into a great, open plan kitchen/diner, again with feature fireplace, with tiled flooring, integrated appliances, and range cooker. French doors from the dining area lead into a beautiful conservatory/garden room, again with tiled flooring, which enjoys views out over the rear gardens and French doors leading out to the rear gardens.

The hallway then leads through and into four good sized double bedrooms, of which three enjoy access to en-suite facilities. Bedroom one is a great sized double bedroom with sliding door wardrobes, en-suite shower room with WC and a window over-looking the front driveway. Bedroom two is located to the rear and also enjoys fitted sliding door wardrobes with access to an en-suite bathroom with WC.

Bedroom three is located to the right of the entrance hall and also offers access to an en-suite shower room with WC. Bedroom four is positioned to the left-hand side of the hallway and offers a further reception room space should it be required.

Externally, the property is accessed via a shared, block paved access road (which is shared only with 248 Western Way) which leads to a private block paved, multi-car driveway. The driveway then leads up to a generous double garage, with both light and power and dual electronic roller doors. Wrought iron gates to either the side of the house both lead through to the rear gardens.

The superb, southwest facing rear gardens are a main feature of this single storey home and offer an abundance of mature planted borders, paved patio seating and entertaining areas and high hedged boundaries. There are also two large, raised planters for growing vegetables throughout the year.

Available to the market with no onward chain and priced to reflect some decorative modernisation, this great single storey home is perfect for those with accessibility requirements or even for those requiring live in help.

Double glazed throughout, with gas 'Combi' central heating, this superb and extensive home simply demands an early inspection and viewings are strongly advised.



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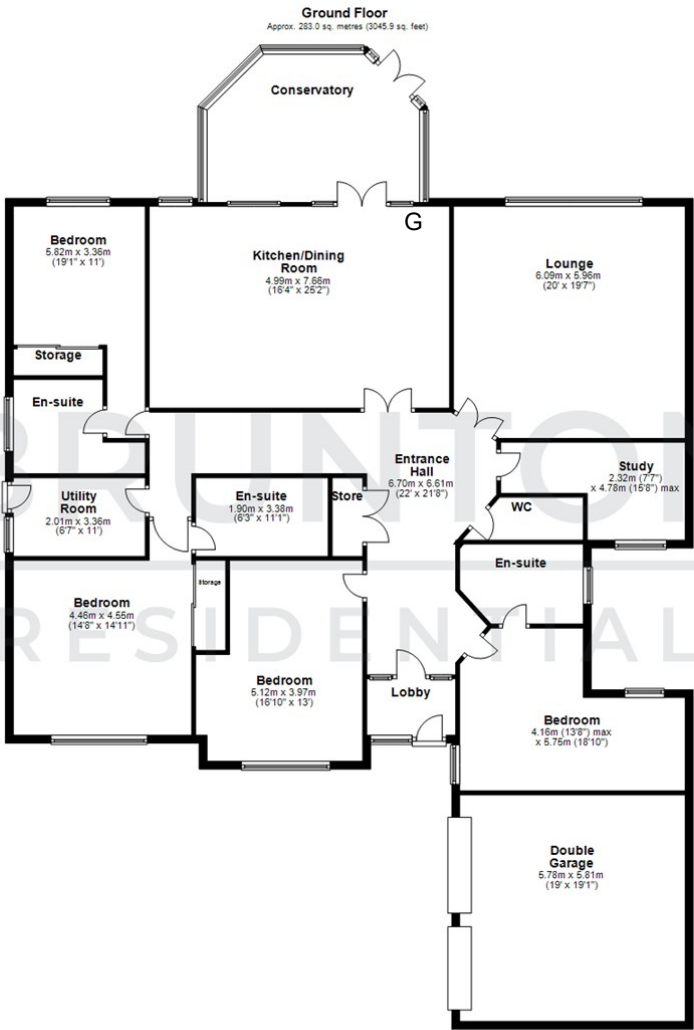
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : G

EPC RATING : C



Total area: approx. 283.0 sq. metres (3045.9 sq. feet)
All measurements are approximate and are for illustration only.
Plan produced using Planup.

