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ERRINGTON ROAD, DARRAS HALL, PONTELAND, NE20

Asking Price £485,000

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A lovely detached family home situated in the sought-after area of Darras Hall. This property offers three well-proportioned ground floor bedrooms, with the principal bedroom benefiting from built-in wardrobes and an en-suite shower room, two first floor rooms, and a shower room. Externally, the property features a rear garden and a garage.

Situated in the desirable area of Darras Hall, this location offers a range of excellent local amenities, green spaces, and highly regarded schools. With convenient transport links, it ensures easy access to nearby towns and cities.

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Upon entering, there is a lobby which leads to an inner hallway. To the left, you will find the first bedroom, positioned at the front of the property, while to the right, a spacious lounge enjoys dual-aspect windows, a fireplace, and sliding doors opening into the dining room.

At the end of the hallway, the well-equipped kitchen features work surfaces, floor and wall base units, space for appliances, integrated appliances, and a window overlooking the rear garden. From here, there is access to both the dining room and a practical utility room, which also provides direct access to the rear garden.

The ground floor further accommodates two additional bedrooms, including the principal bedroom, which benefits from built-in wardrobes and an en-suite shower room. A family bathroom serves this level, complete with a bath, overhead shower, and washbasin.

Upstairs, the first floor offers two further versatile rooms, both featuring velux windows, along with a bathroom fitted with a shower and washbasin. There is a substantial boarded loft, ideal for storage or further development.

Externally, the property benefits from off-street parking on the driveway and within the garage. To the rear, the garden is mainly laid to lawn, complemented by mature trees and plants, all enclosed by fencing.



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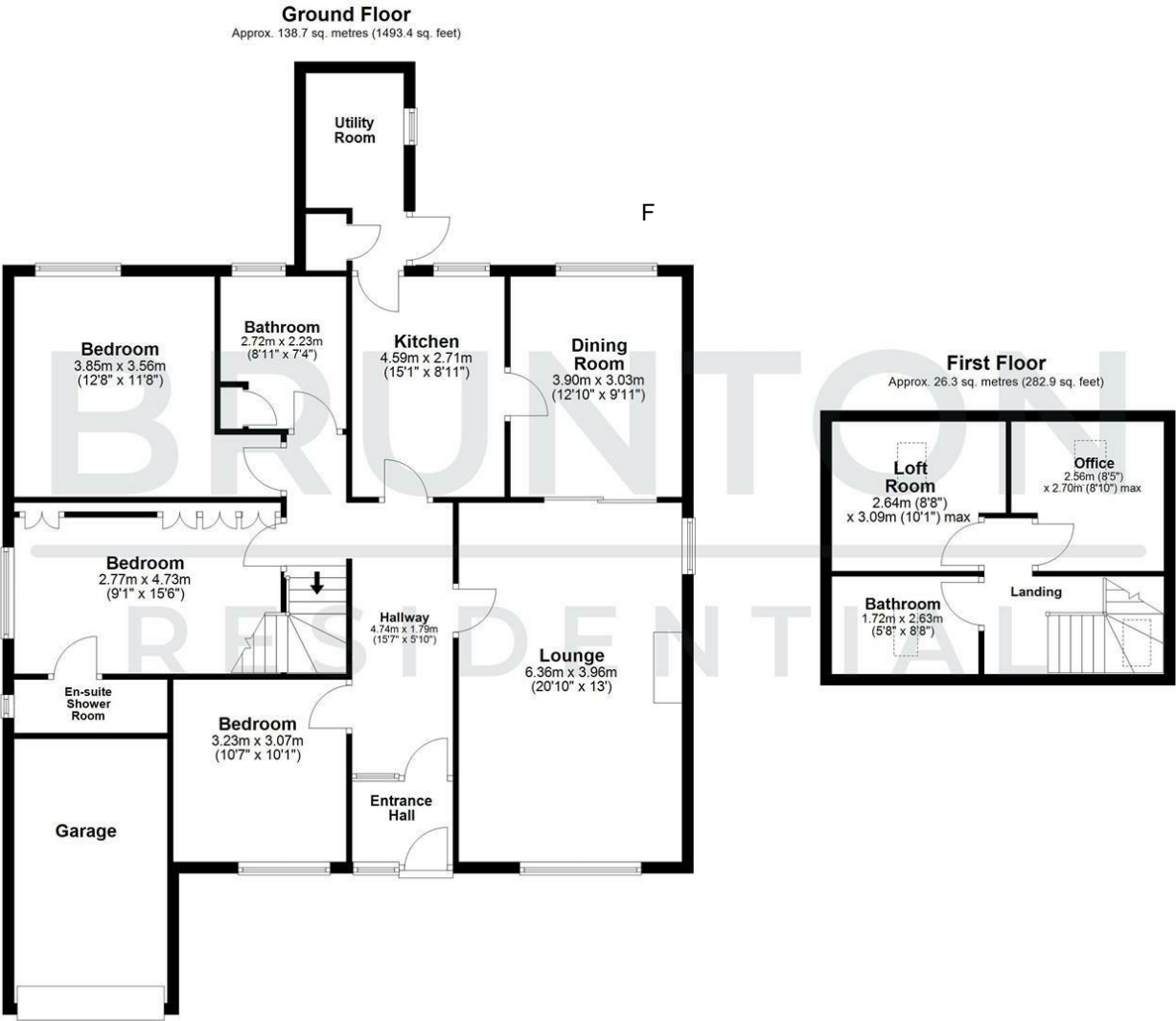
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland
County Council

COUNCIL TAX BAND : F

EPC RATING :



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		
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Not environmentally friendly - higher CO ₂ emissions		
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