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DARRAS ROAD, DARRAS HALL, NE20

Offers Over £525,000

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Recently Extended & Stylish Detached Home, Boasting a Wonderful Open Plan Kitchen/Dining and Family Space, Lovely Lounge with South Facing Window, Three Excellent Double Bedrooms Including a Ground Floor Double Bedroom, Two Contemporary Re-Fitted Family Bathrooms, Large Driveway plus Garage, South Facing Lawned Rear Gardens & Ideally Situated on Darras Road, Darras Hall.

This excellent, 1950's detached home was originally purchased by the current family back in 2018 and has since been extended and re-modelled, where it now offers accommodation placed over both the ground and first floors.

The property itself is perfectly positioned to the popular south backing side of Darras Road and provides direct access to the shops and amenities of The Broadway, whilst also offering easy access into Ponteland Village, with its excellent array of shops, cafes, restaurants and amenities. Also located nearby are several outstanding schooling options as well as delightful open green spaces.

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The internal accommodation comprises: Central entrance hall with elegant herringbone parquet flooring which provides access to the ground floor, with a staircase leading to the first floor.

To the left of the hallway is a stylish, refitted family bathroom with a four-piece suite, which is presented to an excellent standard. To the rear of the property, there is a lovely sitting room, featuring a bay window overlooking the garden and a feature fireplace.

Adjacent to the sitting room is a spacious open-plan kitchen, dining, and living area. The modern, bespoke-fitted kitchen is complete with 'Corian' work-surfaces and a range of integrated appliances. This space leads into an additional utility prep area, which in turn provides access to a separate utility room, a ground floor guest WC, and a door leading out onto the side and rear garden. The living and dining space also enjoys a second walk-in bay window with a door leading to the rear terrace and garden.

The ground floor also offers a generous double bedroom with dual aspect windows, a walk-in bay window, and access to a walk-in wardrobe.

The stairs then lead up to the extended first floor, which was completed around 3 years ago. This new level comprises two well-proportioned double bedrooms, both of which enjoy fitted storage and south-facing views out over the rear gardens. Also on this floor is a second, well-presented, fully tiled family bathroom, again finished to a high standard.

Well presented throughout, this excellent detached home simply demands an early inspection and viewings are strongly advised.



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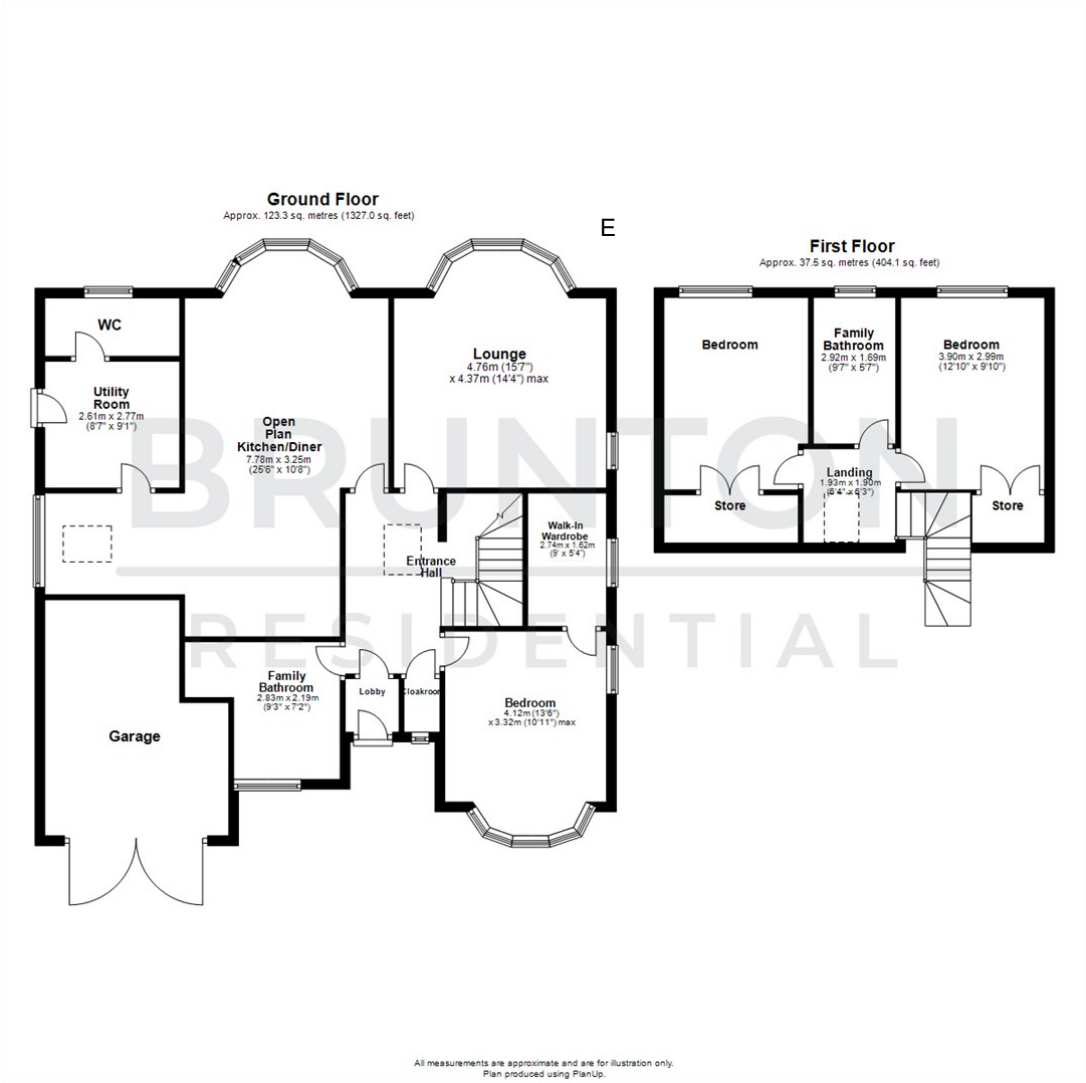
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : E

EPC RATING : D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	59	
(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