

BRUNTON

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HIGH VIEW, DARRAS HALL, NE20

Asking Price £575,000

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Four Bedrooms, Detached Bungalow, Far Reaching Views, Dual Aspect Living Room, Dining Room, Conservatory, Breakfasting kitchen, Utility Room, Family Bathroom, En-Suite Shower Room To Principal Bedroom, Driveway And Double Garage, Generous, Mature Garden Circa 0.3 Acres

Brunton Residential are pleased to offer for sale this well-presented four-bedroom detached bungalow, located on High View in Darras Hall.

This spacious home offers four well-proportioned bedrooms, two of which feature fitted wardrobes, with one benefitting from access to an en-suite shower room. Further highlights include a generous lounge, separate dining room, utility room, and access to a double garage.

Darras Hall is a highly desirable area, providing excellent access to local schools, amenities, and transport links into Newcastle city centre. EPC TBC - FREEHOLD - COUNCIL TAX BAND F

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Upon entering, you are welcomed into a porch that leads into an impressive reception hall. A feature glass wall in the hall opens into the lounge, which benefits from dual-aspect windows on the side and sliding doors at the rear leading to a sunny, South-facing garden.

To the right of the living room is a dining room, which has a door leading into the conservatory. The conservatory is also South-facing and provides access to the garden, offering lovely views. To the right of the dining room is a well-sized kitchen with a dining area. The kitchen has been extended into what was the utility room, and a new utility room extension has been added at the rear. The utility room benefits from a door to the garden. From the kitchen there is a staircase that leads down into the double garage.

The bungalow features four bedrooms, three with exceptional views, and a family bathroom. One of these is currently being used as a sitting room, with dual aspect windows and lovely views. The main bedroom features an en-suite shower room and views to the east, overlooking the garden.

Externally, the property offers a driveway with parking for several vehicles and sits on a mature 0.3 acre plot, with a generous patio area, perfect for enjoying the sun. The property is ideally positioned to take in the views of the Cheviot Hills and is conveniently located near amenities in Broadway and Ponteland Village.



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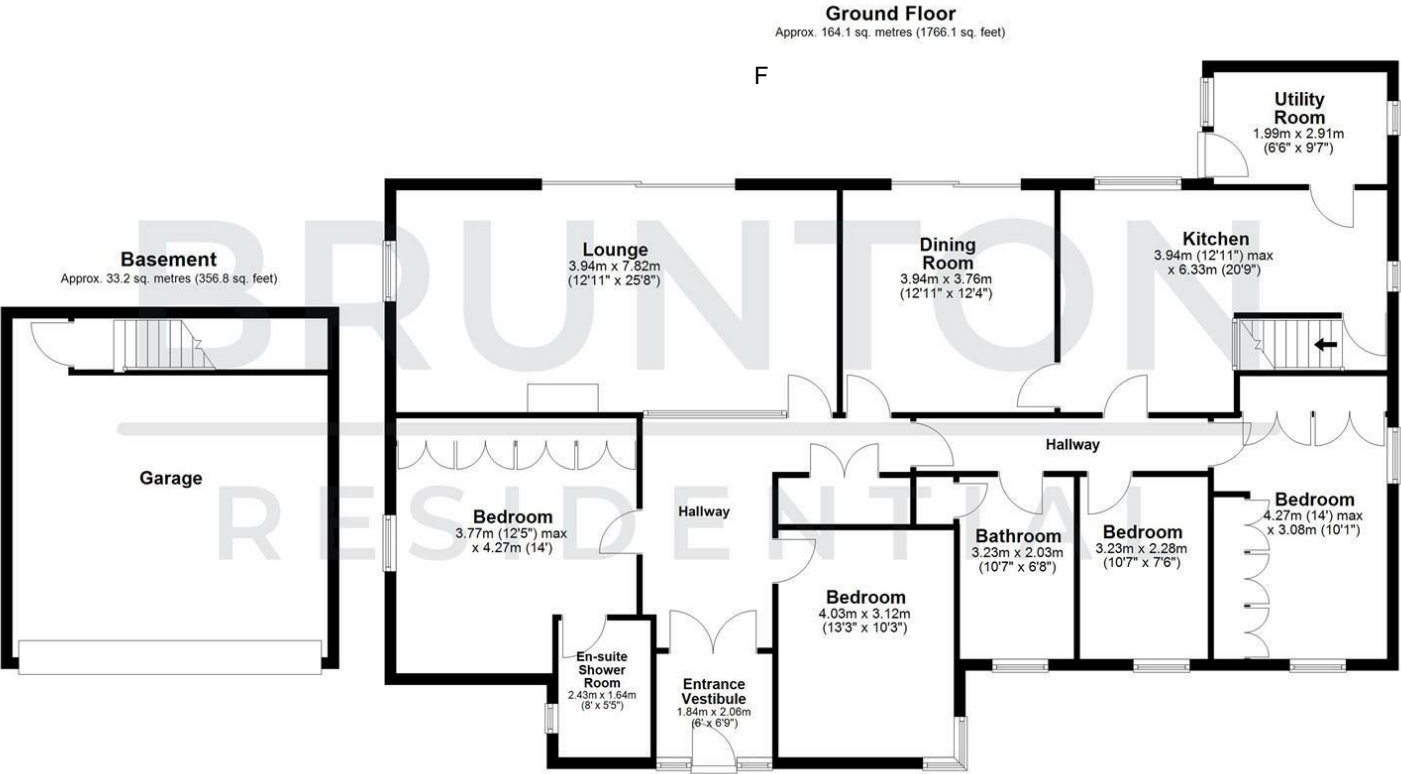
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland
County Council

COUNCIL TAX BAND : F

EPC RATING :



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		