

BRUNTON

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THE RISE, DARRAS HALL, NE20

Offers In The Region Of £650,000

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THREE BEDROOMS – DETACHED BUNGALOW – SOUGHT-AFTER LOCATION

Brunton Residential are delighted to offer for sale this immaculately presented three-bedroom detached bungalow on The Rise in Darras Hall.

The property offers three well-proportioned bedrooms, with the principal benefiting from an en-suite shower room. The property also offers three versatile reception rooms, including a garden room.

Located in the highly desirable area of Darras Hall, the home enjoys excellent access to a range of local amenities including shops at Broadway shopping precinct and Ponteland village, schools for all ages, and green spaces, parks and walking routes, while also offering convenient transport links to Newcastle city centre and surrounding areas. EPC rating D - Council Tax Band E - Freehold

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Upon entering the property, you are welcomed into a hallway which provides access to a generous lounge located to the left. This spacious room features a large front aspect window, a feature fireplace, and double doors opening into a garden room. The garden room enjoys pleasant views over the enclosed rear garden, with French doors leading out onto a paved patio area.

From the lounge, there is access into an additional reception room, currently used as a dining room, which in turn leads through to a well-equipped kitchen. The kitchen offers a range of floor and wall units, integrated appliances including an oven, hob, and extractor fan, as well as an external door providing access to the outside.

The hallway also benefits from two storage cupboards and provides access to three well-proportioned bedrooms. Two of the bedrooms include built-in wardrobes, with the principal bedroom further enhanced by a fully tiled en-suite shower room. A fully tiled family bathroom, complete with bath, overhead shower, washbasin, and WC, serves the remaining two bedrooms.

Externally, to the front, the property benefits from a driveway leading to a garage, providing convenient off-street parking. To the rear, there is a delightful mature garden, enclosed by fenced boundaries and featuring established planting. A paved patio seating area offers an ideal space for outdoor enjoyment.



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TENURE : Freehold

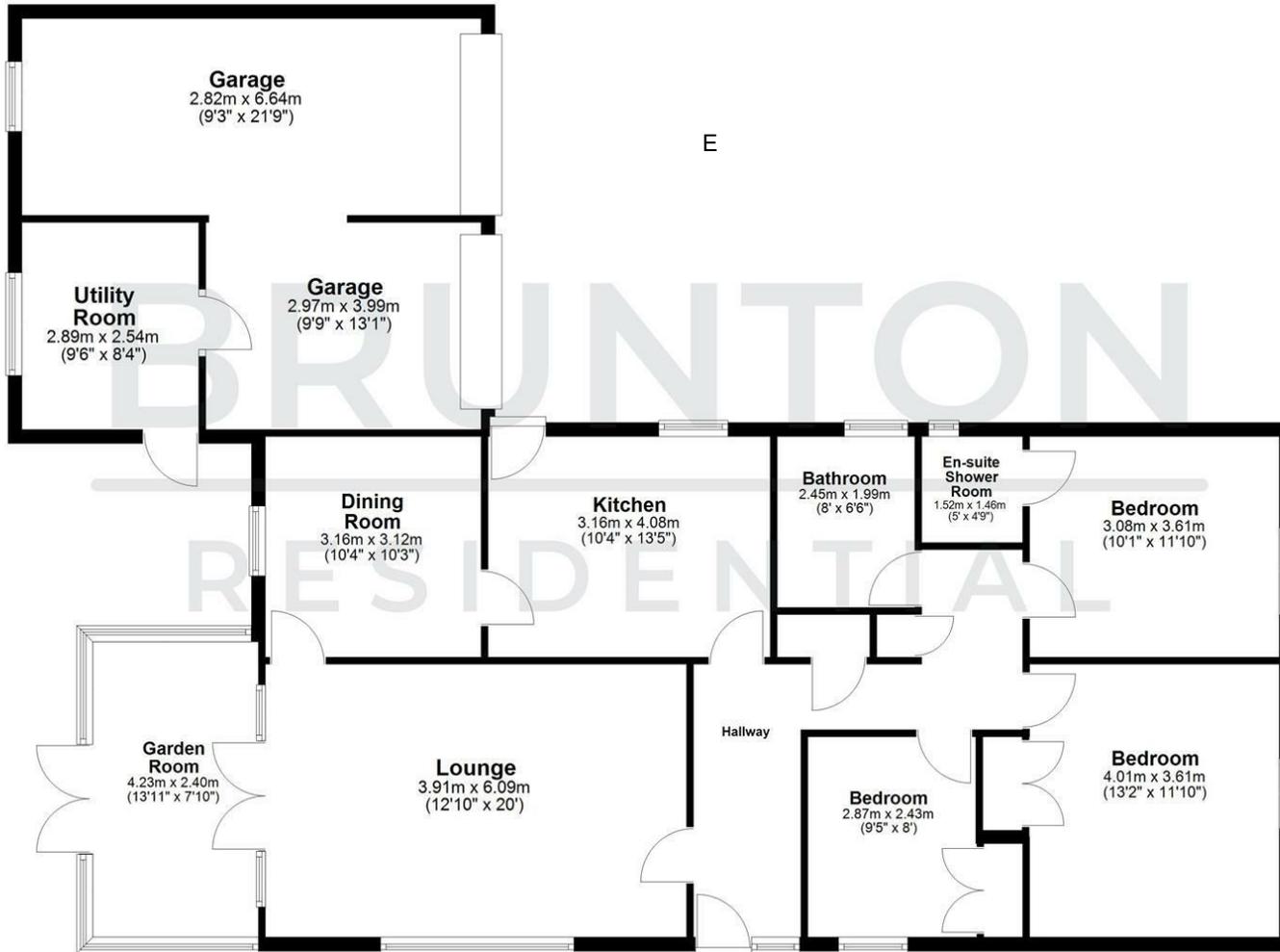
LOCAL AUTHORITY : Nortumberland

COUNCIL TAX BAND : E

EPC RATING : D

Ground Floor

Approx. 154.7 sq. metres (1665.5 sq. feet)



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			
		68	80
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	