

# BRUNTON

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## RESIDENTIAL



**LINDEN WAY, DARRAS HALL, NE20**

**Offers Over £750,000**



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Substantial Four-Bedroom Detached Home Positioned on a Sought-After Street Within the Prestigious Darras Hall Estate. Offering a Striking Open-Plan Kitchen/Family Room Extension With Vaulted Ceiling and Feature Trusses, Spacious Living Accommodation, Mature Gardens, and Excellent Proximity to Schools, Shops, and Local Amenities.

The home features a thoughtfully extended layout with a light-filled kitchen/family room enjoying direct garden access, vaulted ceilings, and exposed beams. Additional accommodation includes a generous lounge, a ground floor shower room with WC, four well-proportioned double bedrooms, and a sizeable family bathroom.

Ideally located in Darras Hall, the property is close to a nearby nature reserve and the shops and services at Broadway. With driveway parking, a garage, and established gardens, this home presents an ideal opportunity for families seeking comfort, space, and a prime residential setting. Freehold – Council Tax Band F – EPC D.



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The internal accommodation briefly comprises: Entrance through a convenient porch leading into a welcoming inner hallway, a shower room which includes a WC for added practicality and to the right is a generously sized living room.

To the rear, the true heart of the home lies in the stunning open-plan kitchen/ living/ family room, extended to include a vaulted ceiling that fills the space with natural light. This superb living area provides direct access to the rear garden, allowing for easy indoor-outdoor living and making it ideal for modern family life.

Upstairs, the first-floor landing leads to four well-proportioned double bedrooms, all offering comfortable accommodation. A spacious family bathroom completes the upper level, serving all bedrooms.

Externally, the property is set within beautifully maintained mature gardens, enjoying a sunny aspect that creates a tranquil space for outdoor dining, gardening, or entertaining. The home is positioned on a highly sought-after street within Darras Hall, just a short walk from a nature reserve, local shops, and excellent school access and nearby transport links including a bus stop.





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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : F

EPC RATING : D



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	