

BRUNTON
RESIDENTIAL

DARRAS ROAD

Darras Hall





BRUNTON
RESIDENTIAL



BRUNTON
RESIDENTIAL

DARRAS ROAD

Darras Hall

Immaculately Presented & Impressive Detached Family Home Boasting Three Reception Rooms, Wonderful Open Plan Kitchen/Dining & Family Space, Five Bedrooms, Stylish Re-Fitted Family Bathroom plus Two En-Suite, Beautifully Maintained Front & Rear Gardens and Positioned On the Prestigious Darras Road, in Darras Hall.

Available with immediate possession and originally constructed in 1926, this excellent detached home boasts close to 4,000 Sq. ft of internal accommodation and offers elegant and versatile living space, including three reception rooms, a striking open-plan kitchen/dining/family room with garden access, a large utility, and a ground-floor WC.

To the first floor, there are five bedrooms, two of which providing new en-suite shower rooms, whilst the external grounds are complemented by beautiful landscaped gardens of around 0.3 acres, with an integral garage, and driveway parking for up to six vehicles.



DARRAS ROAD

Darras Hall

The property is perfectly placed on the prestigious Darras Road, highly regarded as one of Darras Hall's most sought-after residential addresses. The property combines tranquillity with convenience, offering direct access into Ponteland Village with its excellent schools, local amenities, restaurants, and transport links into Newcastle City Centre and beyond.

The property itself is accessed via new secure electronic entrance gates that open to a large, block paved multi-car driveway with access to the double garage. The driveway sits against a beautifully laid lawned garden with high fenced boundaries.





BRUNTON
RESIDENTIAL



THE HEART OF THE HOME

The internal accommodation comprises: Entry into a central hallway with wood-effect flooring, stairs rising to the first floor, and access to a ground-floor WC. To the right, there are two spacious reception rooms – the first with a front-aspect bay window and feature fireplace, which leads through to a second reception room with its own fireplace and double doors opening out onto the rear terrace and garden.

To the left of the hallway is a third reception room, complete with storage and a front-aspect window. This room is ideal as a family snug or tv room.

Also to the left, a door then leads into a striking, open-plan kitchen, dining and family space which provides a superb heart of the home. This generous open plan space features dual-aspect windows, parquet herringbone flooring, an inglenook fireplace, and two sets of bi-fold doors opening onto the garden.



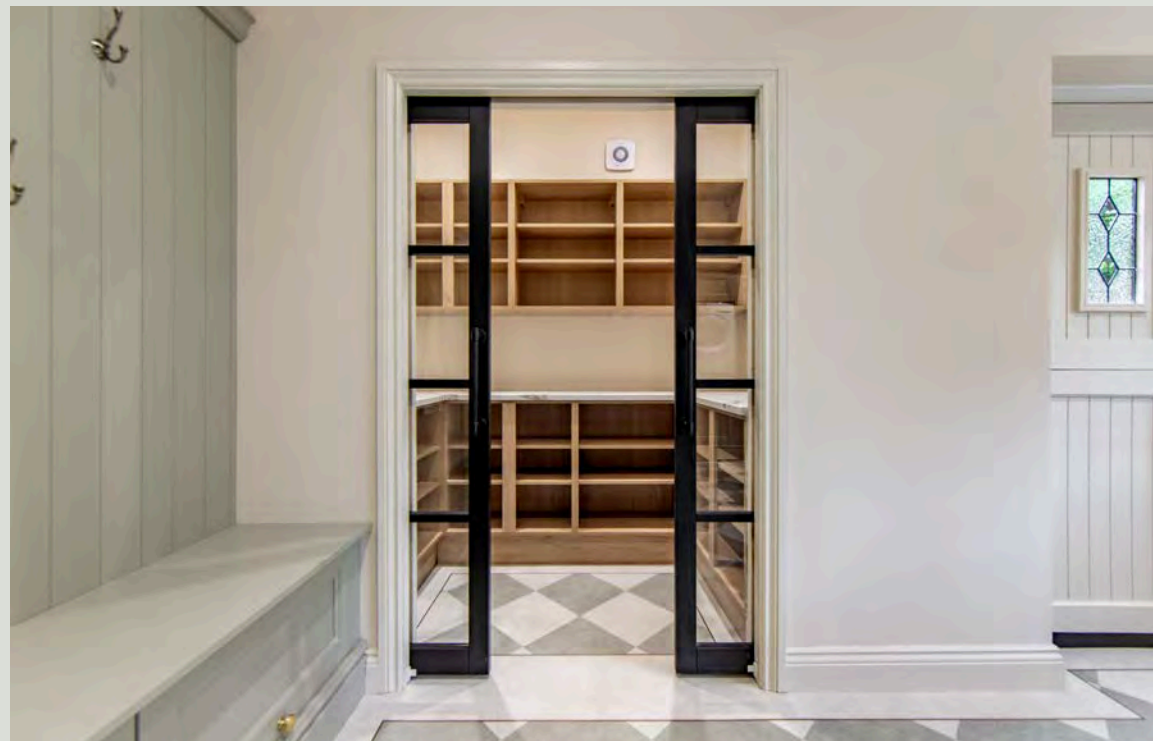


THE FINE ATTENTION TO DETAIL

The kitchen area is well-equipped with a comprehensive range of modern wall and base units, granite work surfaces, Belfast sink, large central island with breakfast bar, and integrated appliances including oven, hob, and extractor fan, along with a modern storage cupboard.

From here, access is given to a large utility/boot room fitted with additional wall and base units, granite worktops, again with Belfast sink, space for dual appliances, and an external door to the garden. The utility also includes a walk-in pantry and direct access into the integral double garage.

To the first floor, the landing gives access to five generously sized bedrooms. The principal suite benefits from dual-aspect windows and a large, modern en-suite shower room with marble-effect tiled flooring, part-tiled walls, a walk-in shower, washbasin with vanity unit, and WC. A second bedroom also benefits from an en-suite shower room and fitted wardrobes, while two further bedrooms include fitted wardrobes. A good-sized, re-fitted family bathroom completes this level, comprising a freestanding bath, walk-in shower, washbasin, WC, and tiled flooring.





BRUNTON
RESIDENTIAL



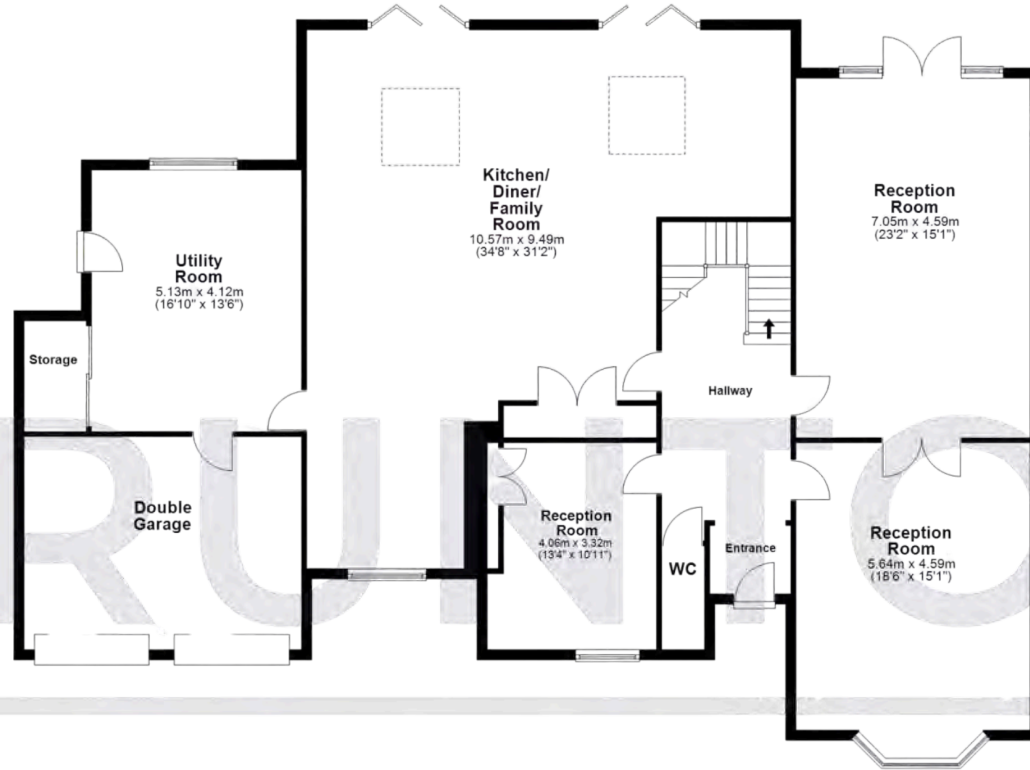
GROUNDS AND GARDENS

Externally, to the rear, there is a good sized landscaped garden, featuring re-laid lawns, mature planting, and a terrace providing ample space for outdoor entertainment or for dining al-fresco.

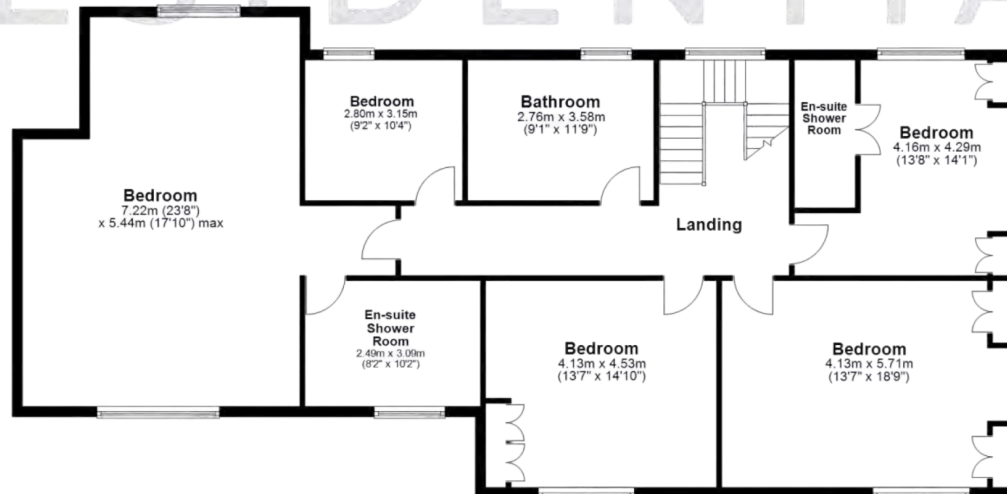
This delightful and well presented family home has been sympathetically re-furbished to a very high standard both inside and out and is presented to the market with no onward chain. Early viewings are deemed essential!



Ground Floor
Approx. 216.1 sq. metres (2325.8 sq. feet)



First Floor
Approx. 149.7 sq. metres (1611.8 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

BRUNTON

RESIDENTIAL

DARRAS ROAD

Darras Hall, NE20

ponteland@bruntonresidential.com

www.bruntonresidential.com



Great Park
Middleton South
NE13 9BJ
0191 236 8347

Hexham
3 Beaumont Street
NE46 3LZ
01434 505 008

Jesmond
125 St George's Terrace
NE2 2DN
0191 236 8347

Morpeth
28a Bridge Street
NE61 1NL
01670 202 008

Ponteland
Main Street
NE20 9NH
01661 679 002