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WESTERN WAY, DARRAS HALL, NE20

Offers Over £1,100,000

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Stunning Five-Bedroom Detached Home On Western Way In Darras Hall. Contemporary Modern Design As Featured On Channel 4's 'Inside Out Homes' And 'The Telegraph' Newspaper, Approximately 2626 Sq Ft Of Luxury Accommodation.

This exceptional contemporary residence showcases magnificent architectural design by the collaboration between two award winning architectural firms - MawsonKerr Architects, Newcastle upon Tyne, and Zac Monro Architects, London, blending striking modern style with family functionality. The ground floor features a bright, open-plan kitchen, dining, and living space with high-end finishes and large windows that flood the home with natural light. An additional reception room offer a flexible space for family living and entertaining, complemented by a utility room and ground-floor WC. The first floor hosts five beautifully proportioned bedrooms, including a luxurious principal suite with an en-suite bathroom and fitted wardrobes. The remaining bedrooms are served by a stylish family bathroom.

Externally, The property further offers landscaped gardens, by garden designer 'Rosie Bines' and multiple seating areas, perfect for relaxation and entertaining.

This family home is ideally situated within Darras Hall, close to local amenities, excellent schools, and convenient transport links to Newcastle upon Tyne and surrounding areas.

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The internal accommodation comprises: a welcoming hallway fitted with bespoke storage to the left and a staircase to the right. At the heart of the home lies a modern kitchen with a central island, dual sink units, a gas hob, double oven, and microwave.

Sliding doors connect the kitchen to the garden's entertaining area, complete with a fire pit, creating seamless indoor-outdoor living. To the left of the kitchen is an open-plan dining area leading into the living room, which features a fireplace with a log-burning stove. The ground floor also includes a utility room, a ground-floor WC, and access to the single garage.

Upstairs, the property benefits from five bedrooms, with extremely generous windows, flooding the rooms with light, and offering lovely views, along with an elegant family bathroom. The principal suite benefits from fitted wardrobes and a luxurious en-suite bathroom.

Externally, automated gates open to a sizeable parking area and an integral garage. To the rear, the professionally landscaped garden includes a pergola, fire pit, and log-fired hot tub, providing the perfect setting for outdoor entertaining.



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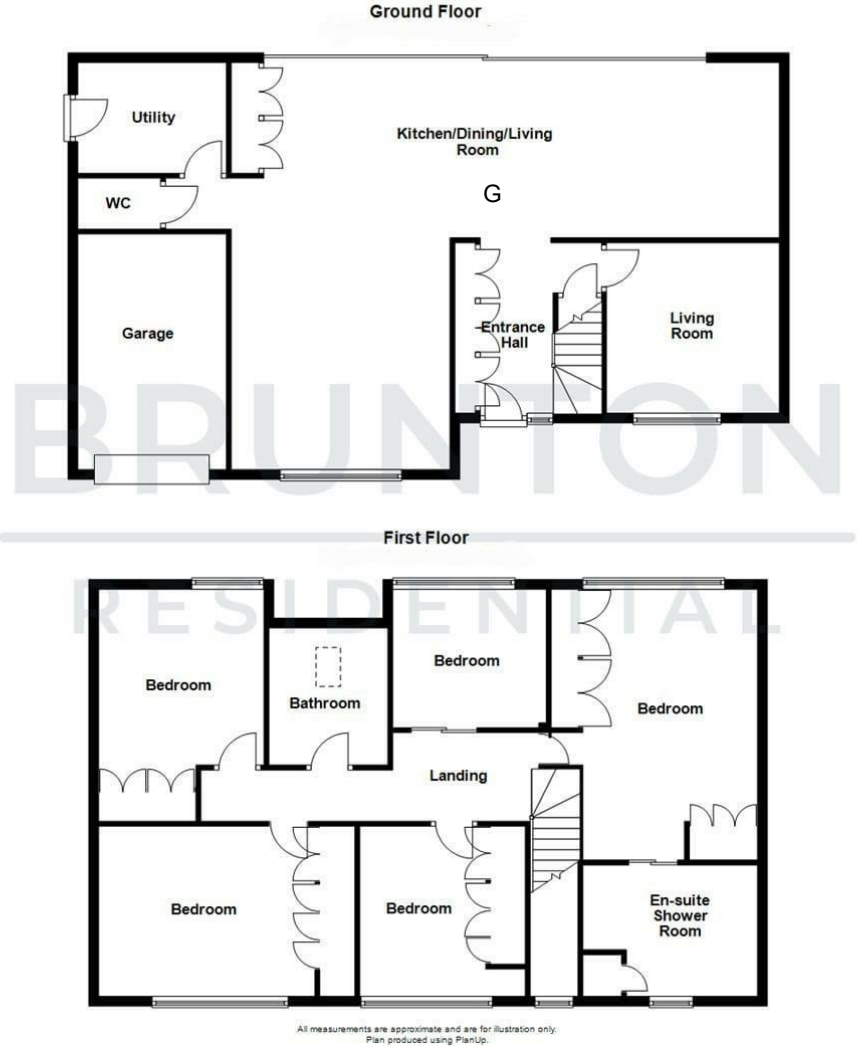
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : G

EPC RATING :



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 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		