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EDGE HILL, DARRAS HALL, NE20

Offers In The Region Of £1,600,000

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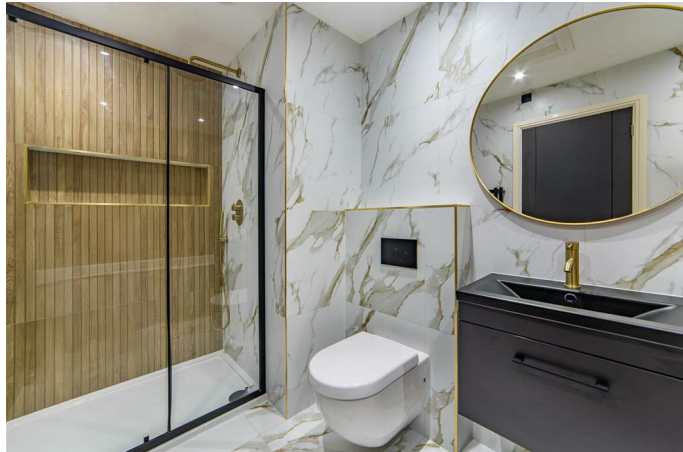


Stunning Five-Bedroom, Five-Bathroom Family Home, Three Reception Rooms, Open Plan Dining Kitchen With Family Area, Home Office And Gym, No Onward Chain, Sizeable Gated Plot Measuring Approximately 0.43 Acres.

Darras Hall is a highly sought-after estate, approximately 7 miles from Newcastle City Centre and a short drive from Newcastle International Airport. This desirable area is known for its beautiful surroundings, spacious properties, and family-friendly atmosphere. Darras Hall has excellent transport links, leisure facilities, shops, pubs, cafes, restaurants, schools, and amenities, making it an ideal location for residents of all ages. EPC C - Freehold - Council Tax Band H.

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This impressive property boasts an elegant vaulted reception hallway, flowing seamlessly into three versatile reception rooms, a dedicated home office, utility room, and a spacious open-plan kitchen dining room that opens out to the beautiful garden.

A stunning feature staircase sweeps up to the galleried landing, where a luxurious principal bedroom suite awaits, complete with a lavish en-suite bathroom and dressing room. Additional amenities include an opulent family bathroom and four further bedrooms, three with stylish en-suite facilities. A versatile dressing room completed the first floor layout, that could also be utilised as a home gym, bedroom or cinema room.

Outside, the private plot is secured behind automated gates, leading to a block-paved driveway that accommodates several vehicles and an integral garage. The beautifully landscaped rear garden features a sizeable lawn, a decking area perfect for alfresco entertaining, and a fabulous garden room, currently utilised as a gym.



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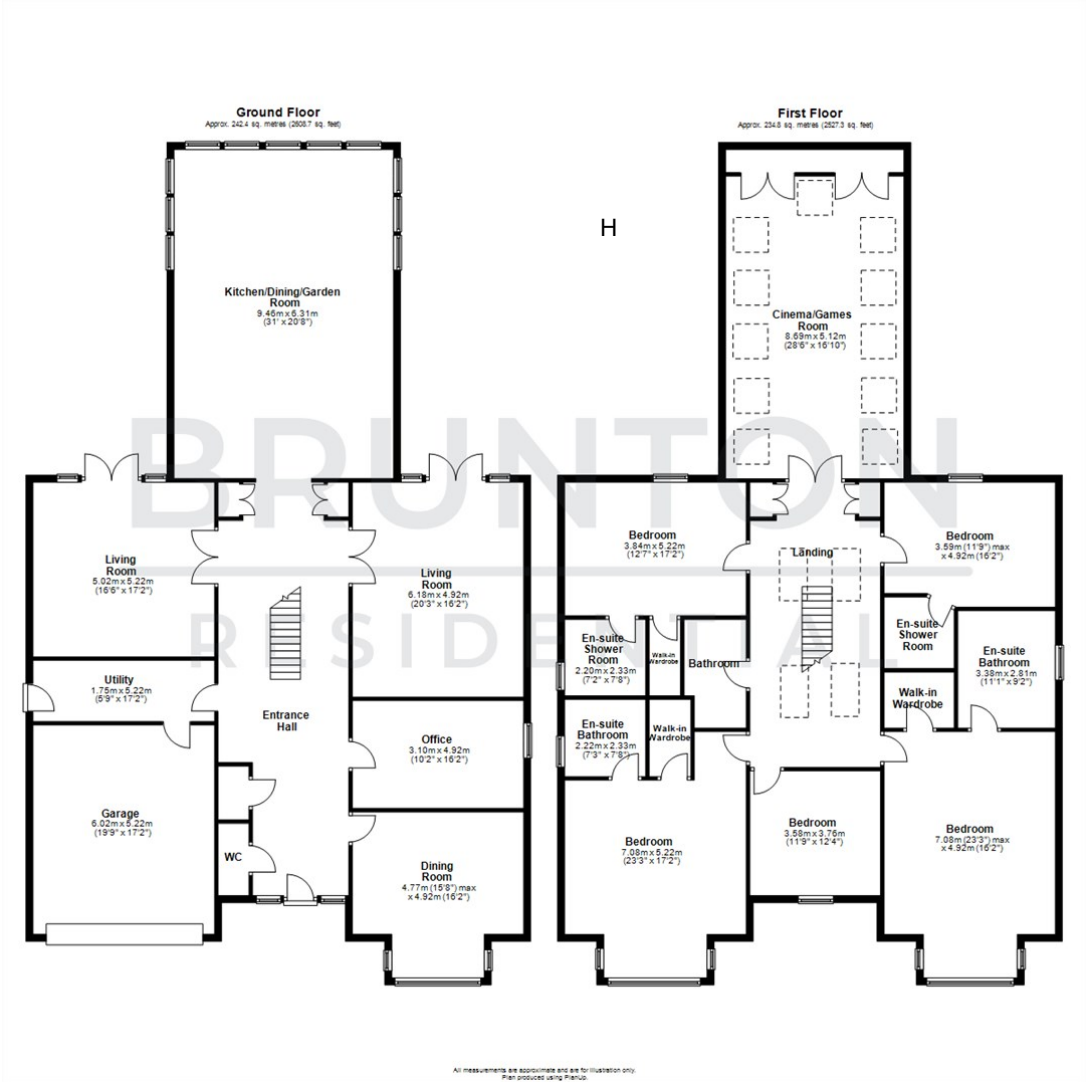
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland
County Council

COUNCIL TAX BAND : H

EPC RATING : C



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	