

**BRUNTON**  
RESIDENTIAL



**THE CRESCENT, DARRAS HALL, NE20**

**Offers Over £525,000**

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Great Semi-Detached Family Home Boasting Close to 1,600 Sq ft of Internal Living Space with an Impressive Full Length Lounge/Diner plus Snug/Office, Re-Fitted Kitchen/Breakfast Room and Utility, Four Bedrooms, Family Bathroom, Off Street Parking & Integral Double Garage, Delightful and Extensive West Facing Lawned Rear Gardens & Available with No Onward Chain!

This 1950's semi-detached family home is ideally located on The Crescent, Darras Hall. The Crescent, which is tucked just off from Western Way, is one of Ponteland's most established residential locations, positioned within easy reach of the desirable Ponteland Village, with its excellent range of independent shops, cafés, restaurants and everyday amenities.

The property is also placed just a short walk from outstanding local schooling, excellent leisure facilities and scenic walking routes are all close by, while Newcastle International Airport and excellent road links provide convenient connectivity across the region.

With its generous accommodation, private grounds and sought-after setting, this is an outstanding opportunity for families seeking a home in one of Northumberland's most desirable villages.

**\*\*The property has had previous planning permission for an extension (previously granted Apr 2022 but now expired) under Ref. No: 22/00352/FUL- for more information please contact our Ponteland team\*\***

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The internal accommodation comprises: Entrance hall with useful under-stairs storage, access to all ground floor accommodation and stairs leading up to the first floor. From the hall, there is access into a useful office/snug and into the impressive 29ft lounge/diner, a generously proportioned reception room featuring a bay window to the front elevation, a recessed brick fireplace with wood burning stove and French doors opening onto the rear garden, creating ample space for both seating and dining arrangements.

The kitchen has been thoughtfully updated with shaker-style cabinetry, modern granite work surfaces and matching splash-backs, an electric hob with extractor, integrated double oven, integrated wine cooler, inset sink and LVT flooring. Large windows provide attractive views across the garden and allow plenty of natural light into the space. The kitchen also benefits from integral access to the double garage and also leads through into the fitted utility room and a convenient ground floor guest WC.

Stairs then rise to the first-floor landing, providing access to four bedrooms and the family bathroom. The main bedroom is a generous double room, complemented by two further double bedrooms and a fourth bedroom which could also serve as a nursery or study. The landing also leads to a family bathroom with three piece suite.

The wonderful west facing rear garden is a particular feature, comprising an expansive lawn bordered by mature trees, established planting and well-maintained hedging. A paved pathway extends around the garden, while the plot provides a high degree of privacy and a pleasant green outlook.

To the front, a double driveway provides extensive off-road parking and access into the garage, with mature trees, hedging and planted borders creating an attractive setting.

Offered to the market with vacant possession, with double glazed windows and gas 'Combi' central heating, this great semi-detached family simply demands an early inspection and viewings are strongly advised.



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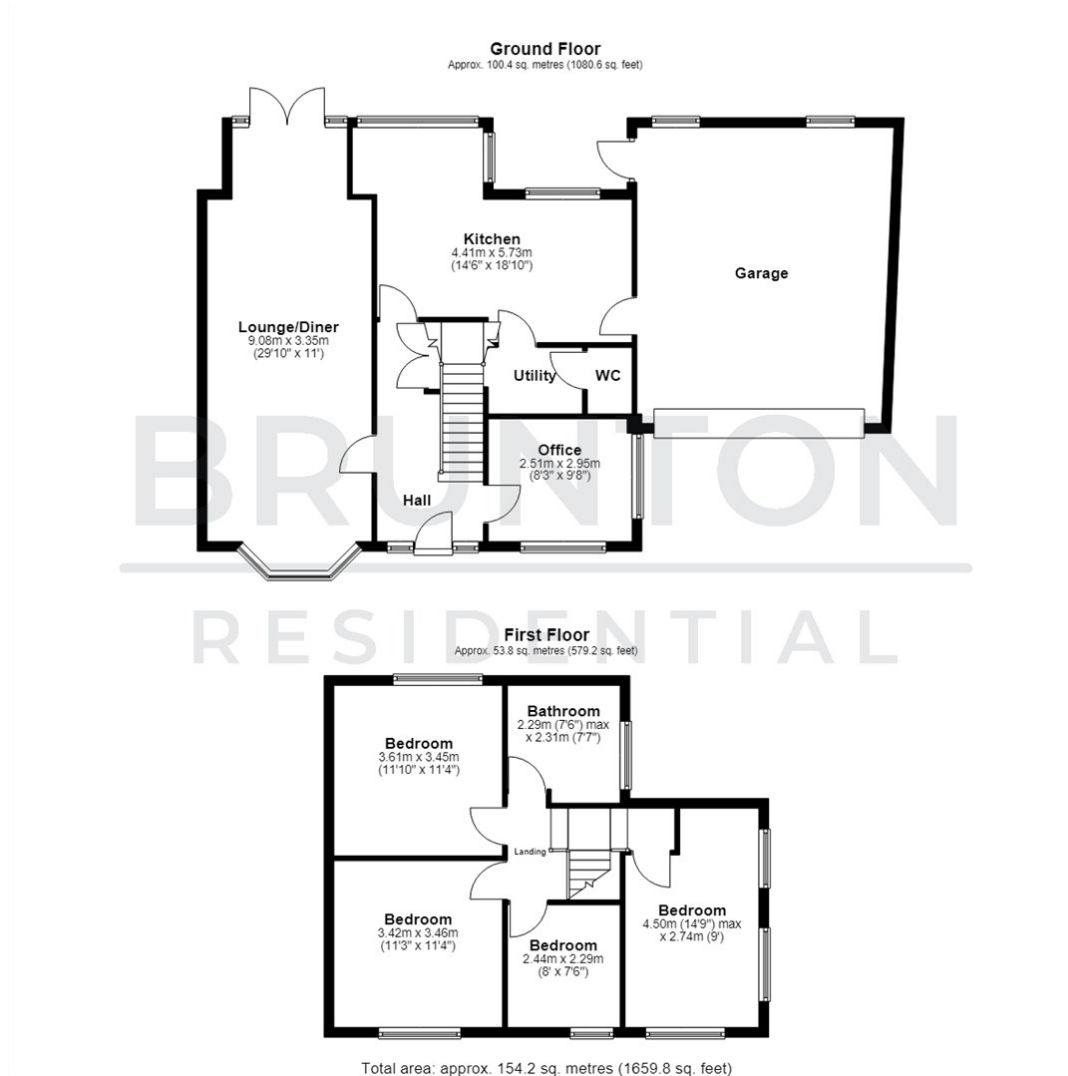
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : E

EPC RATING : D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			82
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		68	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	