BRUNTON

RESIDENTIAL



DARRAS ROAD, DARRAS HALL, NE20

Offers Over £1,375,000


BRUNTON
RESIDENTIAL










BRUNTON
RESIDENTIAL



Magnificent Five Bedroom Detached Residence Extending to Approximately 4,951 Sq Ft, Offering Exceptional Living Accommodation, Five En-Suite Bedrooms, Impressive Architectural Features & Extensive Parking, Situated on the Prestigious Darras Road in Darras Hall, Ponteland.

This exceptional five bedroom detached residence offers approximately 4,951 sq ft of beautifully appointed accommodation, combining striking architectural design with elegant contemporary interiors. The property presents an outstanding family home, thoughtfully designed for both luxurious everyday living and sophisticated entertaining.

The accommodation is arranged around a collection of impressive reception spaces, including a substantial lounge, formal dining room, versatile snug and expansive kitchen/breakfast room with central island. A further family room enjoys a wonderful connection to the rear garden through bi-fold doors, while the dining room opens onto a courtyard, providing an additional setting for entertaining.

The first-floor accommodation is equally impressive, comprising five generously proportioned bedrooms, each benefiting from its own en-suite facilities, with three also enjoying dedicated dressing rooms. A private second-floor loft area provides further versatility, while a separate utility room, ground-floor WC, integral double garage and extensive driveway parking complete this remarkable residence.

Ponteland is a highly regarded Northumberland village offering a welcoming community, a selection of independent shops, cafés, restaurants and supermarkets, together with well-regarded schools including Darras Hall Primary School and Ponteland High School. The area also benefits from green spaces and riverside walks at Ponteland Park. Road links via the A696 provide access to Newcastle upon Tyne and the wider region, while Newcastle International Airport and its Metro connection are within convenient reach.

BRUNTON

RESIDENTIAL









BRUNTON

RESIDENTIAL

The internal accommodation comprises: A spacious entrance hall providing an impressive introduction to the home, with a striking staircase leading to the first-floor landing. The generous proportions and polished flooring create an immediate sense of space, with access to the principal reception rooms and the ground-floor facilities.

To the right, the lounge is a superb reception room, featuring a contemporary fireplace and ample space for seating. Sliding doors connect the lounge to the dining room, creating a natural flow between the two spaces and making the layout particularly well suited to entertaining. The dining room offers generous space for a large dining table and benefits from bi-fold doors opening onto a courtyard area, bringing additional light into the room and providing an attractive connection to the outside.

Positioned towards the rear of the entrance hall, the kitchen/breakfast room is fitted with an extensive range of wooden cabinetry, contrasting work surfaces and a central island with breakfast seating. The kitchen also incorporates integrated appliances and provides substantial preparation and storage space. Its open layout offers room for informal dining, while access leads through to a useful utility room, providing additional space for laundry and household tasks.

The kitchen also connects to a family room, creating a versatile additional reception space. Featuring extensive glazing, contemporary finishes and bi-fold doors opening onto the rear garden, this room is ideal for relaxed family living and enjoying the garden throughout the seasons.

Returning to the entrance hall, a snug provides a further reception room, offering flexibility as a more intimate sitting room, reading room or additional family space. A conveniently positioned WC and access to the integral double garage complete the ground-floor accommodation.

The first-floor landing leads to five generously proportioned bedrooms, each benefiting from its own en-suite shower room or bathroom. Three of the bedrooms also feature dedicated dressing rooms, providing valuable storage. The bedroom positioned to the front left is particularly impressive, with a staircase leading to a private second-floor loft area, complemented by its own dressing room to create a substantial and versatile bedroom suite. The remaining bedrooms offer excellent flexibility for family members and guests, with individual en-suite facilities adding comfort and convenience throughout.

The en-suite facilities are individually finished, with contemporary fittings, stylish tiling, vanity units and modern bathing or showering arrangements. The bedrooms are enhanced by polished flooring, fitted storage in selected rooms and large windows, while the upper-level accommodation benefits from the home's distinctive architectural design.

Externally, the property occupies an impressive plot with a substantial frontage and extensive block-paved driveway providing ample off-street parking. The integral double garage offers further secure parking and storage. To the rear, the garden incorporates lawned and paved areas, with a raised decked terrace providing space for outdoor dining and relaxation. The bi-fold doors from the dining room and family room create a seamless connection between the internal living spaces and the garden, making the property particularly appealing for entertaining.





BRUNTON
RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : H

EPC RATING : B







