

# BRUNTON

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## RESIDENTIAL



**RUNNYMEDE ROAD, DARRAS HALL, NE20**

**Offers Over £1,125,000**

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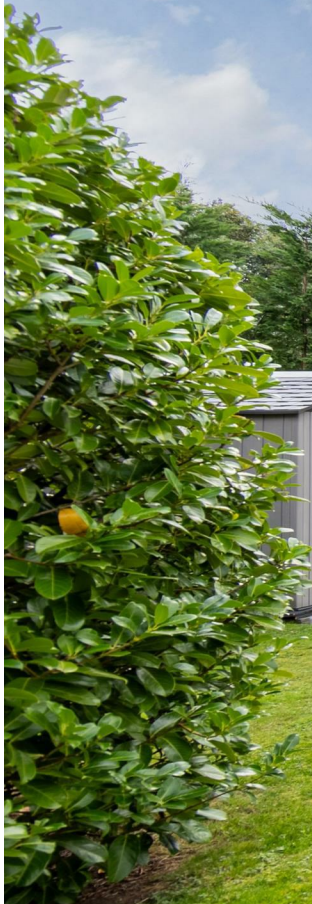




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Substantial six-bedroom detached family home on Runnymede Road, situated on a private plot and secured with automated gates. This impressive home offers flexible living accommodation arranged over two floors and is beautifully presented throughout. The generous proportions and layout make this an ideal home for family life, offering space to grow, relax and entertain.

The ground floor features a welcoming reception hall, a sizeable lounge/family room, a comfortable living room, dining kitchen, utility room, and a bedroom, which is currently being used as an office, with an en-suite shower room. The first-floor hosts five well-proportioned bedrooms, including the principal suite with an en-suite shower room and built-in wardrobe, along with two further bathrooms serving the remaining rooms. The property further benefits from a beautifully landscaped garden with an impressive south-facing terrace and external lighting. Additional features include a newly replaced roof, ample off-street parking, and access to a well-proportioned garage.

Runnymede Road is widely regarded as one of the most prestigious streets in Darras Hall and offers excellent connectivity to key transport nodes. It has convenient access to the A1 trunk road, with the nearest junction at Westerhope/Callerton approximately 2–3 miles away. Furthermore, the property is approximately 3 miles from Newcastle International Airport, and around 9.5 miles from Newcastle Central Station. The area is also close to reputable local schools and regular bus services, with good road links into Newcastle city centre and beyond, making this an ideal choice for growing families seeking space, privacy and convenience within a highly sought-after location.

Freehold - Council Tax Band G - EPC Rating C.

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Internal accommodation comprises: The front door opens to a generous vestibule area, which leads into an inner hallway. To the left, there is a sizeable lounge/family room. Adjacent to that, on the right-hand side, is the main living room, followed by the dining kitchen. A useful utility room provides access into the double garage. The ground floor also features a generous bedroom, currently used as a home office, with an en-suite shower room.

Stairs lead to the first-floor landing, which gives access to two well presented bedrooms, and two impressive modern bathrooms. A second hallway leads to three further bedrooms, including the principal bedroom, which boasts a walk in wardrobe and en-suite shower room.

Externally, the garden has been extensively landscaped and offers a striking South-facing terrace, a substantial lawn, and seating areas from which to enjoy the surroundings. The property has parking for multiple vehicles, plus a well-proportioned garage.



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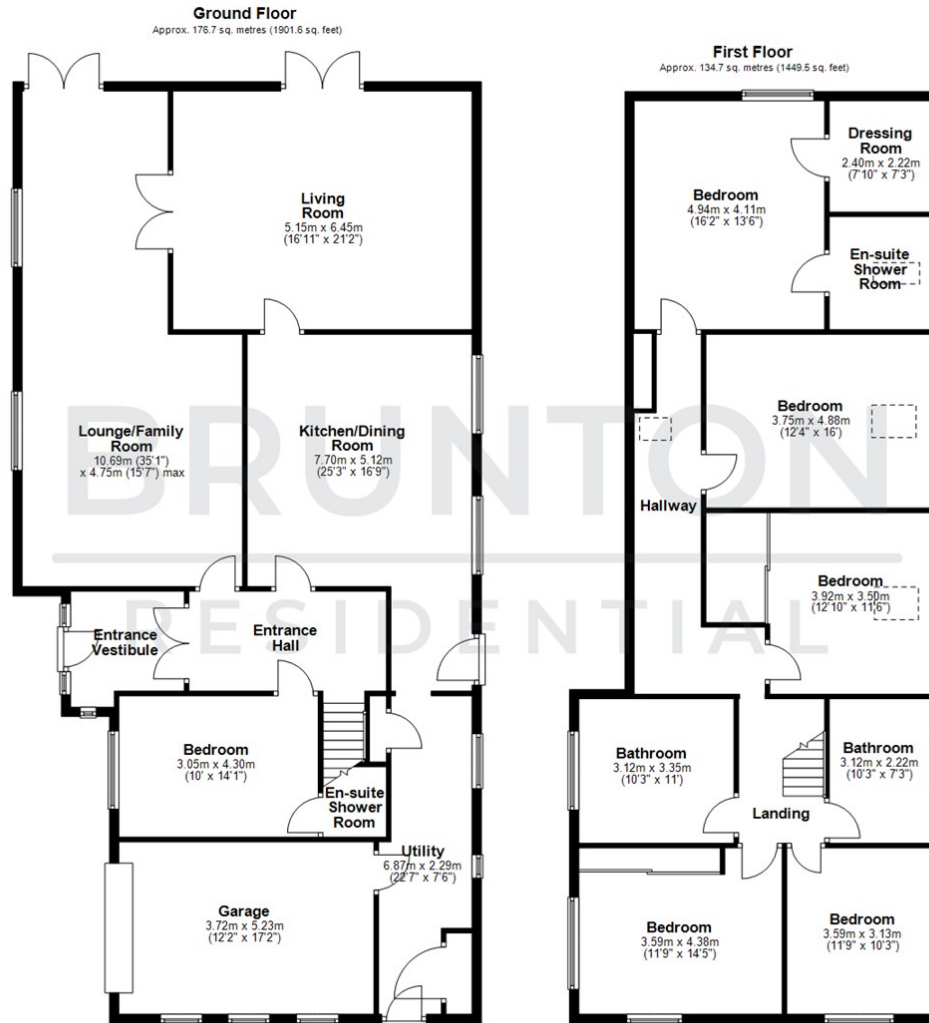
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TENURE : Freehold

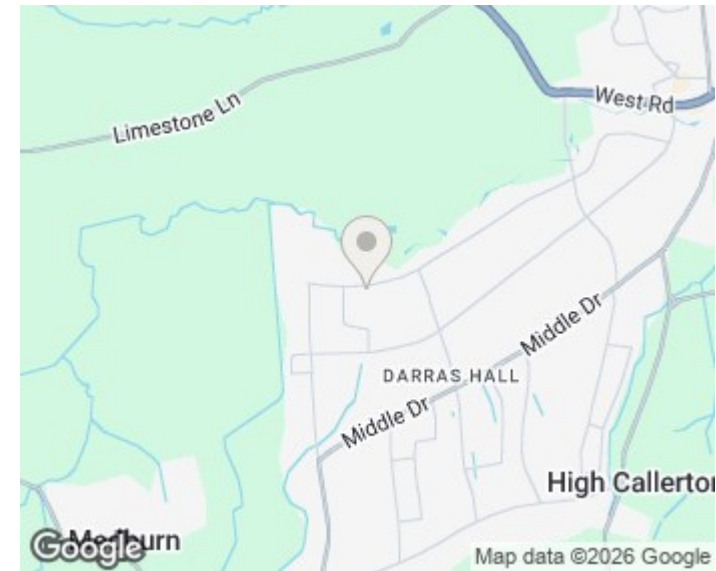
LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : G

EPC RATING : C



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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 energy efficient - higher running costs			
		72	78
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	