

# BRUNTON

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RESIDENTIAL



**WILLOW WAY, DARRAS HALL, NE20**

**Offers Over £795,000**

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Delightful Modern Detached Family Home Boasting Close to 3,000 Sq ft of Internal Living Space, with Three Great Reception Rooms, Open Plan Kitchen/Dining Room plus Utility/Boot Room, Five Double Bedrooms, Family Bathroom plus En-Suite Bathroom and walk-in dressing area in the Principle Bedroom, Superb Lawned Rear Gardens & Large Block Paved Driveway with Integral Double Garage!

This excellent, detached family home is perfectly positioned on the desirable Willow Way, which is located within the highly sought-after of Darras Hall. Offering generous proportions, excellent natural light and a well-balanced layout, this property is ideally suited to family living in one of the North East's most prestigious residential locations.

Willow Way is ideally located within Darras Hall, which is an exclusive and highly desirable area of the city, which is known for its leafy surroundings, spacious properties and excellent local amenities. The beautiful village of Ponteland is found just a short walk away, offering a wide range of shops, cafés, restaurants and well-regarded local schools, along with superb transport links to Newcastle City Centre and Newcastle International Airport.

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The internal accommodation comprises: Entrance vestibule with double doors opening into a welcoming entrance hall that has stairs to the first floor with useful under-stair storage and a convenient ground-floor WC to the rear.

To the right, a generous living room enjoys a bay window as well as access to a bright garden room to the rear of the property, which in turn leads to the rear garden. To the left of the entrance hall, there is access to a dining room also with a bay window, while adjacent to this, a door leads to the kitchen/breakfast room. The kitchen is well-equipped with a range of fitted wall and base units and several modern integrated appliances. The space also benefits from a central island, a window overlooking the rear garden and ample room for dining furniture. From the kitchen, there is access to the integral garage, and a further door leads to a useful utility with rear garden access.

The first-floor landing leads to five bedrooms, all of which enjoy large windows, with a master bedroom featuring a walk-in dressing area and a modern and spacious en-suite bathroom. A well-appointed family bathroom to the rear serves the remaining bedrooms and comprises a shower, a bath, a sink, a WC and a heated towel rail, completing the first-floor accommodation.

Externally, the property has a front lawn and a large driveway providing off-street parking for multiple vehicles leading up to a double garage to the front of the property. To the rear, the garden is a standout feature, and is laid mainly to lawn with paved patio seating areas. It is enclosed, enhancing the sense of privacy, and it is well-maintained throughout. Mature trees and shrubs surround the garden, creating the ideal space for both peaceful everyday life and entertainment.

Well presented throughout, with double glazed windows and gas central heating, this excellent detached family home simply demands an early inspection and viewings are strongly advised.



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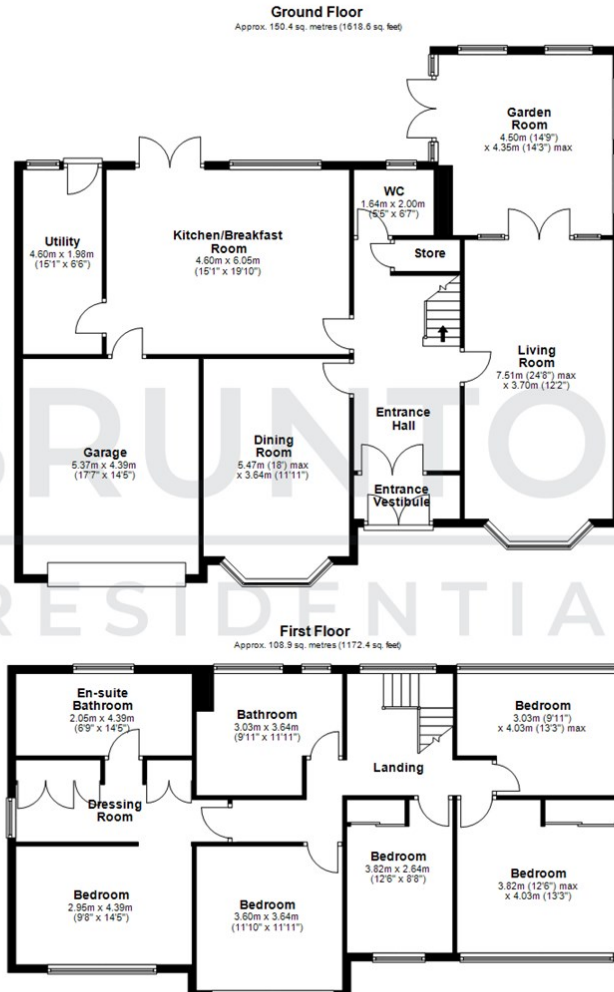
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : F

EPC RATING :



Total area: approx. 259.3 sq. metres (2791.0 sq. feet)  
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			
<b>England &amp; Wales</b>	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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		