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MOOR LANE, DARRAS HALL, NE20

Offers Over £2,200,000


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Exceptional 5/6 bedroom detached home on Moor Lane in Darras Hall, Northumberland, occupying a generous 0.64 acre plot in one of the area's most sought-after locations. Newly built to an outstanding standard, the property combines striking architecture with carefully considered design, bespoke finishes and impressive proportions throughout.

The home offers an expansive open-plan kitchen, dining and living area, complemented by a separate family room, snug/games room, home office and dedicated gym/downstairs bedroom. Five generous bedrooms each benefit from their own en-suite, while the master suite enjoys a private balcony. Extensive glazing connects the principal reception spaces with the substantial rear garden, and the gated driveway provides parking for up to six vehicles alongside an integral garage.

Moor Lane is ideally positioned within the prestigious Darras Hall estate, within easy walking distance of Darras Hall First School, the Broadway shops and everyday amenities in Ponteland. The area is also well placed for a range of highly regarded schools, independent shops, cafés and restaurants, with convenient road connections to Newcastle city centre, Newcastle International Airport and the wider North East.

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The internal accommodation comprises: An impressive entrance hallway creating a striking first impression, with stairs leading to the first-floor landing and a beautiful ground-floor WC. To the left is a large home office, while to the right is a dedicated home gym with an adjoining store (which can be altered to a downstairs bedroom and en-suite), providing excellent flexibility for work and leisure.

Aluminium French doors open into an exceptionally spacious open-plan kitchen, dining and living area, forming the heart of the home. The kitchen is fitted with bespoke cabinetry, high-quality finishes and a substantial central island, complemented by extensive quartz work surfaces and integrated appliances as well as a boiling hot water/filer tap. The generous layout provides ample space for both dining and relaxation, with multiple sets of glazed bi-fold and doors opening onto the rear garden. Together with the additional glazing, these create a wonderful connection between the interior and exterior while allowing natural light to flood the space. Underfloor heating covers the entire ground floor.

To the left of the kitchen is a large and utility room, which benefits from external access and a connecting door to the integral garage. To the right of the main living area is a separate family room, featuring French doors leading directly onto the rear patio area. Adjacent to this is a further snug/games room, providing an additional reception space within the home.

The first-floor landing provides access to five generous bedrooms and a separate study. Each bedroom benefits from its own en-suite bathroom or shower room, offering a high level of convenience and privacy. Nearly all of the bedrooms also feature walk-in wardrobes, providing excellent storage.

The master bedroom has vaulted ceilings, and is particularly impressive, occupying the right-hand side of the property and extending across its full depth. It benefits from a private balcony overlooking the grounds, together with its own en-suite and dressing space, creating a luxurious principal suite within the home.

Externally, the property occupies a generous plot within one of Darras Hall's most prestigious locations. Accessed through impressive entrance gates, the front features an extensive driveway providing parking for approximately 5/6 vehicles, together with a double integral garage. The rear garden offers a substantial expanse of lawn, mature greenery and patio areas. The property benefits from the an A rating for energy efficiency due to solar panels, battery storage and substantial insulation. It also has an electric car charger fitted.





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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND :

EPC RATING : A







