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PINEGARTH, DARRAS HALL, NE20
Offers Over £600,000

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Four Bedroom Detached, Superb 0.3 Acre Plot, Two Reception Rooms, Ground Floor Bedroom and Bathroom, Scope To Develop, Wonderful Mature Garden, Sought After Area Close To Excellent Schools, No Onward Chain, Cul-De-Sac Position, Driveway, Triple Length Garage and Garden.

This four bedroom detached property in Darras Hall, is a real gem. With its superb plot, two reception rooms, and ground floor bedroom and bathroom, it's perfect for a growing family. The property's sizeable two-storey layout, spacious lounge, and well-appointed kitchen are just a few of its highlights.

The property is well situated, with easy access to local shops, cafes, and everyday amenities at Broadway or Ponteland Village. Plus, the area is well served by highly regarded schools, leisure facilities, parks, community services and transport links by bus, car and by air and Metro train from Newcastle International Airport.

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A home of generous proportions, this property invites buyers to unlock its full potential. With a flexible layout and expansive rooms, it offers the perfect canvas for personalisation and modern touches.

Upon entering, you're greeted by a welcoming hallway that opens into a bright and airy lounge, complete with doors leading directly to the garden. The kitchen, situated to the right, is a practical and functional space that also provides access to an impressive triple-length garage – ideal for car enthusiasts or those requiring ample storage.

A formal dining room with front garden views adds space for entertaining, while a ground floor bedroom and bathroom offer flexible living arrangements.

The first floor has a sizeable landing, three generously sized bedrooms, a family bathroom, and a useful storeroom/loft room providing additional storage, and potential for further development.

Outside, the property enjoys a tranquil setting on a picturesque cul-de-sac in the sought-after Darras Hall area, with a generous plot of approximately one-third of an acre offering scope for outdoor projects or simply enjoying the peace and quiet.



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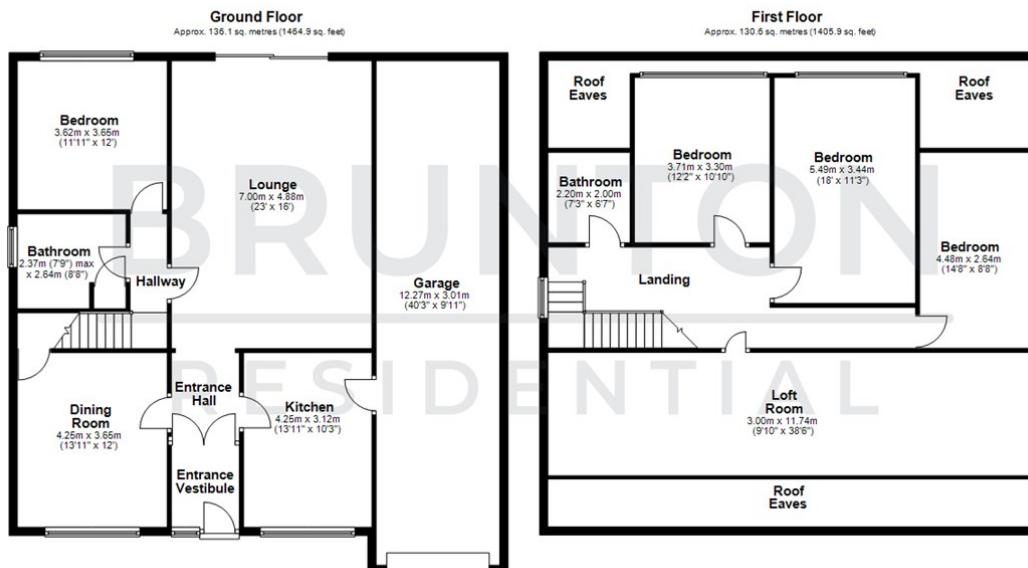
TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : F

EPC RATING : D

F



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) A		83
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	