

# BRUNTON

---

## RESIDENTIAL



**HILLSIDE, PONTELAND, DARRAS HALL, NE20**

**Offers Over £850,000**

# BRUNTON

---

RESIDENTIAL





# BRUNTON

---

## RESIDENTIAL





Stylish and extended 1950s four-bedroom detached family home, set on a generous plot of approximately 0.3 acres, featuring an impressive open-plan kitchen, dining and family space, two reception rooms, utility/boot room, integral garage, and established private gardens.

The property has been thoughtfully extended to the front, side and rear, creating a spacious and versatile layout well suited to modern family living. The combination of character features, quality finishes, and flexible reception spaces allows for both everyday use and entertaining, with further potential to extend subject to the necessary consents.

Situated in the highly sought-after area of Darras Hall, the property benefits from access to excellent local amenities, well-regarded schooling, and convenient transport links to Newcastle upon Tyne and surrounding areas, making it one of the region's most desirable residential locations.

# BRUNTON

---

## RESIDENTIAL



# BRUNTON

---

## RESIDENTIAL

The internal accommodation comprises: a welcoming entrance hall accessed via a solid wood, oak door, with stairs leading to the first-floor landing. To the left is a well-proportioned reception \ dining room featuring a wood-burning stove and patio doors with access to a decking area, creating an inviting main living space. To the right, a second reception room has been extended to provide a flexible family room and study area, also enjoying views to the front. To the rear, the property opens into an impressive extended kitchen, dining and family area, forming the heart of the home. The kitchen is fitted with bespoke cabinetry, complemented by leathered marble work surfaces and an SMEG range cooker, creating a high-quality and characterful finish. The adjoining family and dining areas offer excellent space for both everyday living and entertaining, with doors opening directly onto the rear terrace and gardens. From the kitchen, there is access to a practical utility and boot room, providing additional storage and workspace, along with an external door to the rear garden and internal access to the integral garage featuring EV charging. A ground floor WC completes the accommodation at this level.

To the first floor, the landing provides access to four well-proportioned bedrooms. The main bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a family bathroom, both well presented.

Externally, the property occupies a generous plot of approximately 0.3 acres. To the front, a large driveway provides ample off-street parking and access to the integral garage. The rear garden is well established, featuring a paved terrace, a mature lawn, and well-stocked borders with a variety of planting, along with fenced boundaries and mature trees to the rear, offering a good degree of privacy.



# BRUNTON

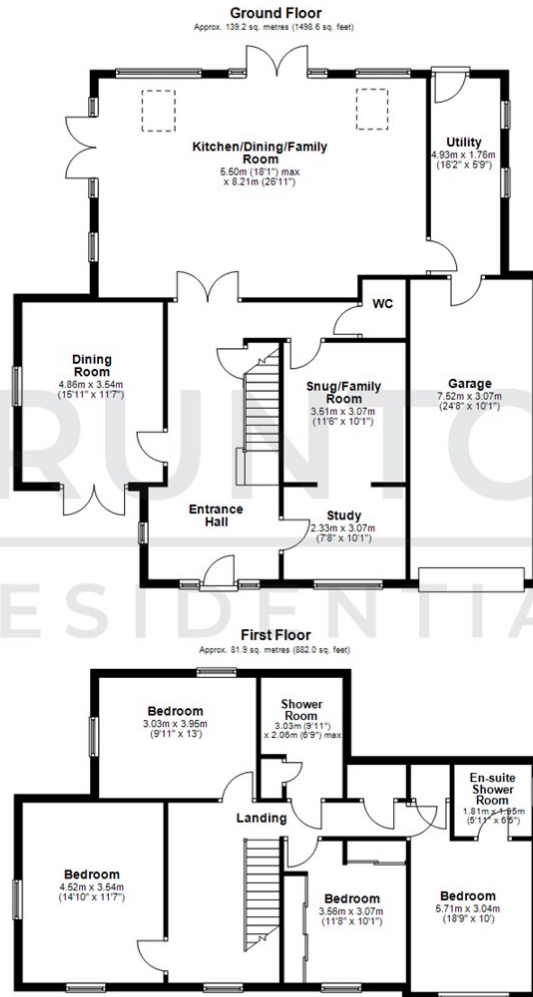
## RESIDENTIAL

TENURE : Freehold

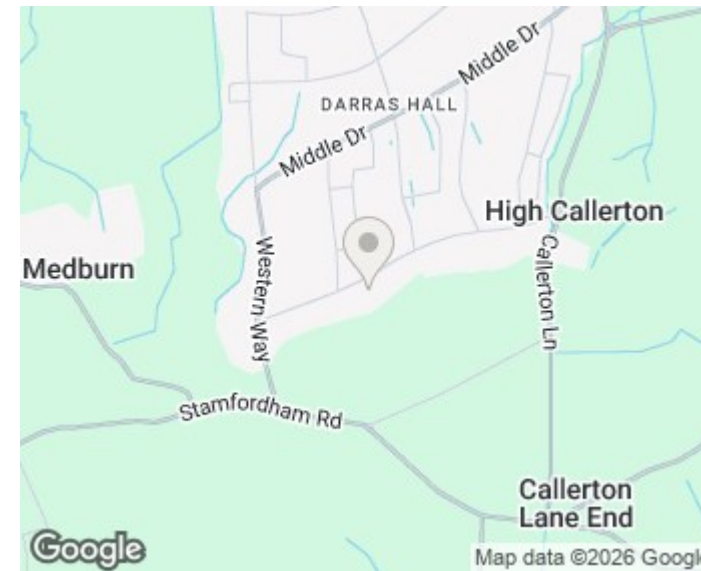
LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : F

EPC RATING : C



Total area: approx. 221.2 sq. metres (2380.6 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			
		71	81
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	