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RUNNYMEDE ROAD, DARRAS HALL, NE20

£1,595,000

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Outstanding Modern Detached Family Residence Boasting Almost 3,500 Sq ft of Internal Living Space and Situated on an Extensive 1 Acre South Facing Garden Plot.

This superb, modern detached family home was originally designed by the renowned North East architect Bill Hopper and was constructed around 2005. The property itself is perfectly positioned to the south side of the prestigious Runnymede Road, Darras Hall.

Runnymede Road, which is highly regarded as one of the most desirable residential addresses within the North East of England, provides easy access into the delightful Ponteland Village with its array of shops, restaurants and public houses. Also located, only a short walk away, are the shops and amenities of The Broadway, as is Newcastle International Airport, providing excellent links into Europe and throughout the world.

The current owners purchased the property back in 2012 and have since continued to improve the property both internally and externally. The property itself is accessed via a secure electronically operated sliding access gate with secure entry phone system. The gate opens to a large, multi-car driveway providing secure off-street parking and access into the integral double garage.

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The internal accommodation comprises: Entrance/vestibule with cloak cupboard with a door leading into the central entrance hall which in turn inter-connects to the impressive, open plan living, dining and family space, which measures the full width of the house. The central hallway also provides access into a ground floor guest cloakroom/WC and offers a door leading into the integral double garage.

The dining room enjoys a wonderful, curved double height glazed window, that provides outstanding views out over the rear gardens and extends up to the first-floor landing. This light and airy space offers two separate doors leading out onto the rear terrace and gardens and the living area then leads into and is open to the kitchen.

The kitchen area offers a stylish fitted kitchen, with 'Paul Lamb' cabinetry, integrated appliances and a central island with breakfast bar. To the rear of the kitchen a door then gives access into a utility room with door leading to the side.

To the left of the central hallway there is a good-sized family/tv room, which is ideal for those with children, this then leads into the formal living room, which measures 21ft in length, and offers a large, glazed corner window, again with views out over the rear gardens and a fireplace. To the very rear of the ground floor is a superb home office, yet again with a beautiful green outlook and views out over the rear gardens.

The stairs then give access to the first-floor landing with store cupboard, which is open to the dining and living space, and leads into five good sized double bedrooms, of which three offer en-suite facilities. The principal suite is generous in size and enjoys access to an outstanding, private sun terrace, with glass balustrades and south westerly views. This excellent suite also provides a hidden walk-in wardrobe area and access into a beautiful, fully tiled en-suite bathroom with five-piece suite. Bedroom two is also a good size and offers an en-suite shower room and fitted storage. Bedroom three is another room that enjoys en-suite facilities, whilst bedrooms four and five both benefit from use of the family bathroom which is also well appointed with a four-piece suite.

Externally, the property benefits from a substantial and extensive south facing lawned rear garden, which extends to approximately 1 acre and enjoys an abundance of well planted borders, garden stream with bridge and Scandinavian BBQ hut which is ideal for entertaining. The rear gardens also offer several paved terraces which are perfect again for entertaining or outside dining.

Immaculately presented throughout, this spectacular modern residence simply demands an early inspection and viewings are strongly advised.



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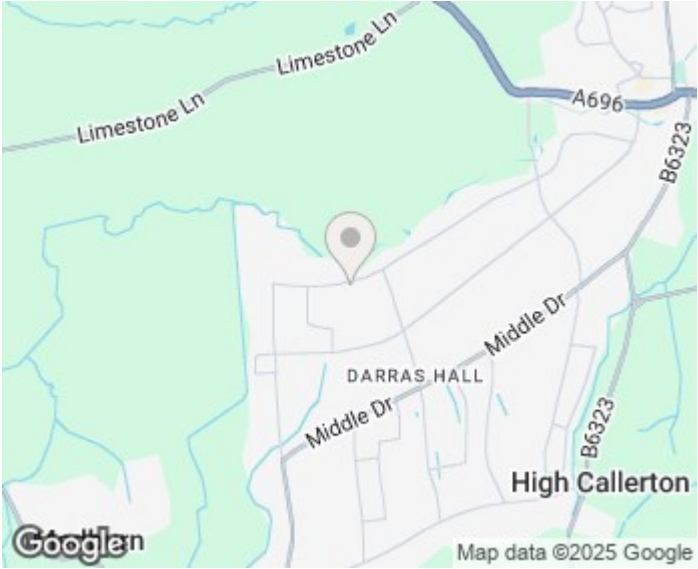
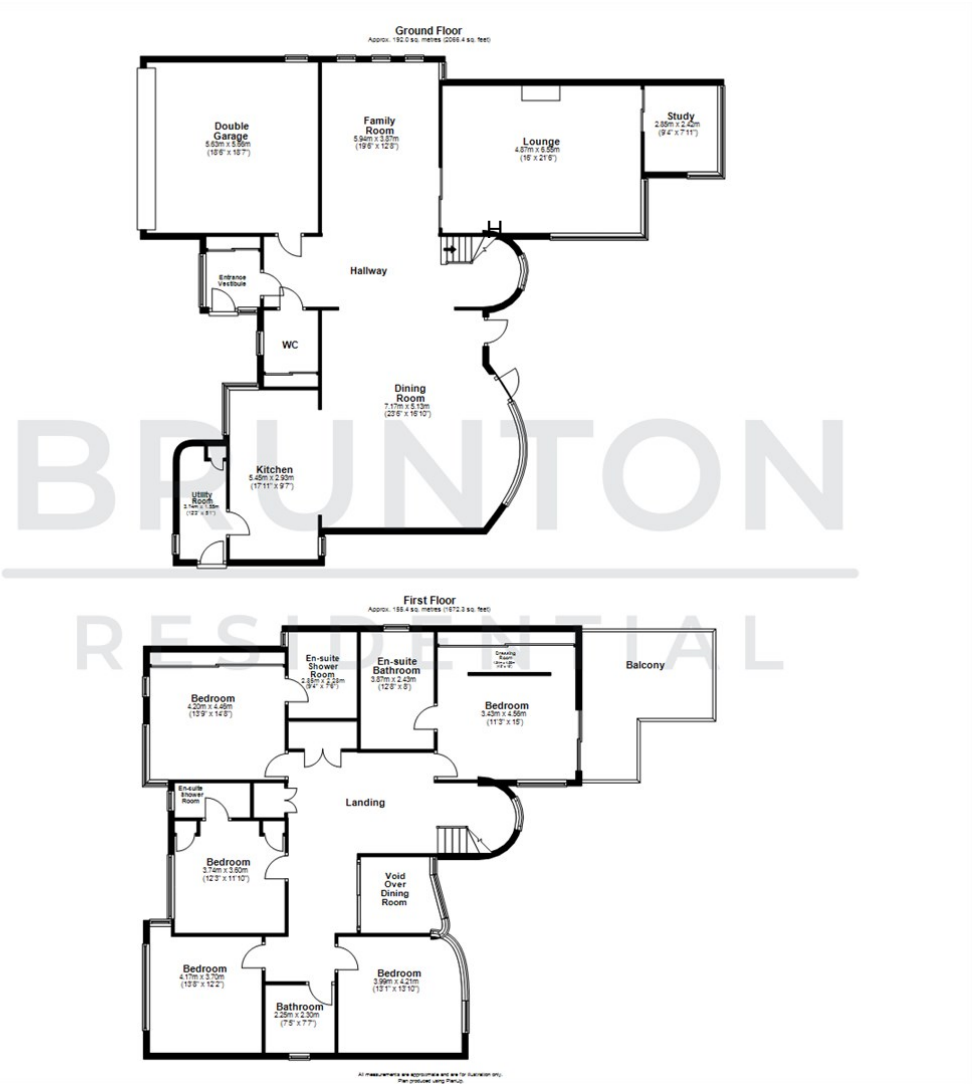
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : H

EPC RATING : C



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