

BRUNTON

RESIDENTIAL



WESTERN WAY, DARRAS HALL

Offers Over £1,200,000

An aerial photograph of a residential neighborhood. In the center, a large house with a dark grey roof and multiple windows sits on a green lawn. To its right is a paved driveway and a road. To its left is another lawn and a smaller house with a red roof. The area is surrounded by lush green trees and shrubs. The text 'BRUNTON' is prominently displayed in the upper center, with 'RESIDENTIAL' below it.

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An Exceptional and Extremely Private, Six Bedroom, Detached Residence, Occupying a Sizeable Mature Site Circa 0.42 Acres in the Exclusive Darras Hall Estate, Boasting an Open Plan Family Kitchen Dining Room and Beautiful West Facing Rear Garden,

The stylish property offers versatile and impeccably balanced living accommodation, with multiple reception areas, six bedrooms, four bathrooms and extremely generous floor space, spanning three floors.

The property benefits from a large, low maintenance and extremely private rear garden, ample parking and double garage, plus a range of amenities such as highly regarded schools, shops, restaurants, leisure facilities and transport links. Newcastle International Airport is a short drive away, and there is easy access to Newcastle City centre via the A69. EPC C - Freehold - Council Tax Band G.

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The front door opens to a welcoming vestibule, and spacious reception hallway with a wonderful vaulted ceiling and staircase to the galleried landing. There is a study to the front, an elegant open plan kitchen dining room, with family area, and doors opening to the decking in the West facing garden.

From the kitchen there is a utility room with access to the garage and side garden. Completing the ground floor layout is a beautiful shower room, and a comfortable living room with folding doors to the sitting room, which has access to the garden.

To the first floor is the magnificent principal bedroom with fitted wardrobes, a luxurious en-suite bathroom, sumptuous second bedroom with en-suite facilities, two further beautifully appointed double bedrooms, an enviable family bathroom, and a separate WC.

Stairs lead to the second floor, with two versatile bedrooms, both with sizeable walk in storage rooms.

The property is approached via electric gates to an expansive block paved driveway providing ample parking for several cars, and giving access to the double garage. The front garden is tastefully laid to lawn with decorative pebble borders, mature trees and shrubs.

The West facing rear garden benefits from a generous decking area for entertaining, a well-proportioned lawn, and hedge boundaries giving a vast amount of privacy.



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : G

EPC RATING : C

