

BRUNTON

RESIDENTIAL



ERRINGTON ROAD, DARRAS HALL

Price Guide £800,000

BRUNTON

RESIDENTIAL





An aerial photograph of a residential street. The street runs vertically on the left side of the image. On the right side, there are several houses with tiled roofs and well-maintained gardens. The gardens feature various trees, shrubs, and lawns. A large, dark, curved driveway or path is visible in the center. The text 'BRUNTON' is written in large, bold, blue letters across the top, and 'RESIDENTIAL' is written in smaller, blue letters below it.

BRUNTON

RESIDENTIAL

BRUNTON

RESIDENTIAL



Detached Four Bedroom House, Flexible Living Accommodation In Excess of 3270 Sq ft, Open Plan Living, Under-Floor Heating, Elegant Dining Kitchen With Central Island And Family Room With Log Burner, Living Room and Dining Room, Ground Floor Bedroom And En-Suite Shower Room, Ground Floor Office/Bedroom, First Floor Principal Bedroom Suite With Dressing Area And Luxurious Re-Furnished Bathroom/Shower Room, Bedroom Two With Dressing Room And Re-Furnished Shower Room, Wonderful Landscaped Plot Extending To 0.3 Acres, West Facing Garden With Open Aspect, Parking For Several Vehicles, Double Garage.

This spacious property is immaculately presented and benefits from a sought after location on Errington Road in Darras Hall. The property is situated close to excellent amenities, shops, highly regarded schools for all ages, restaurants and transport links. The property benefits from a wonderful, West facing plot. A viewing is essential to fully appreciate the size and standard of accommodation on offer. The vendors have permission to alter the front of the property, more details can be found on the Northumberland Council Planning Portal reference 21/01925/FUL. EPC Rating D - Council Tax Band F - Freehold.

BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

The front door opens to a welcoming reception hall which gives access to the principal rooms of the ground floor, and benefits from a remotely operated Velux window, flooding the area with light.

There is a comfortable ground floor bedroom, which is currently being used as an office, and an impressive bedroom suite, which benefits from an en-suite shower room with under-floor heating. Also off the hallway is a convenient WC, a door to the luxurious, dual aspect living room with feature log burner and subsequently a beautifully presented dining room.

To the rear of the home is a beautiful open plan family area with a log burning stove and vaulted ceiling. This overlooks the garden and leads into a dining area and the magnificent kitchen, which benefits from high quality integrated appliances, under-floor heating and central island breakfast bar. There is a utility room, with under-floor heating that accesses the sizeable garage for added convenience.

Stairs lead to the first floor landing, which gives access to two generous bedrooms, with dressing areas, a lavish en-suite shower room with a remote electric Velux window, and a beautiful en-suite bathroom with a free-standing feature bath tub, separate shower and remote electric Velux window. The landing has a door to the loft storage area, which could be developed further, subject to the necessary permissions.

The garden is approximately a third of an acre and has been beautifully landscaped. There is a charming terrace to enjoy the sunny aspect, a patio for entertaining and colourful planted borders and raised beds.



BRUNTON

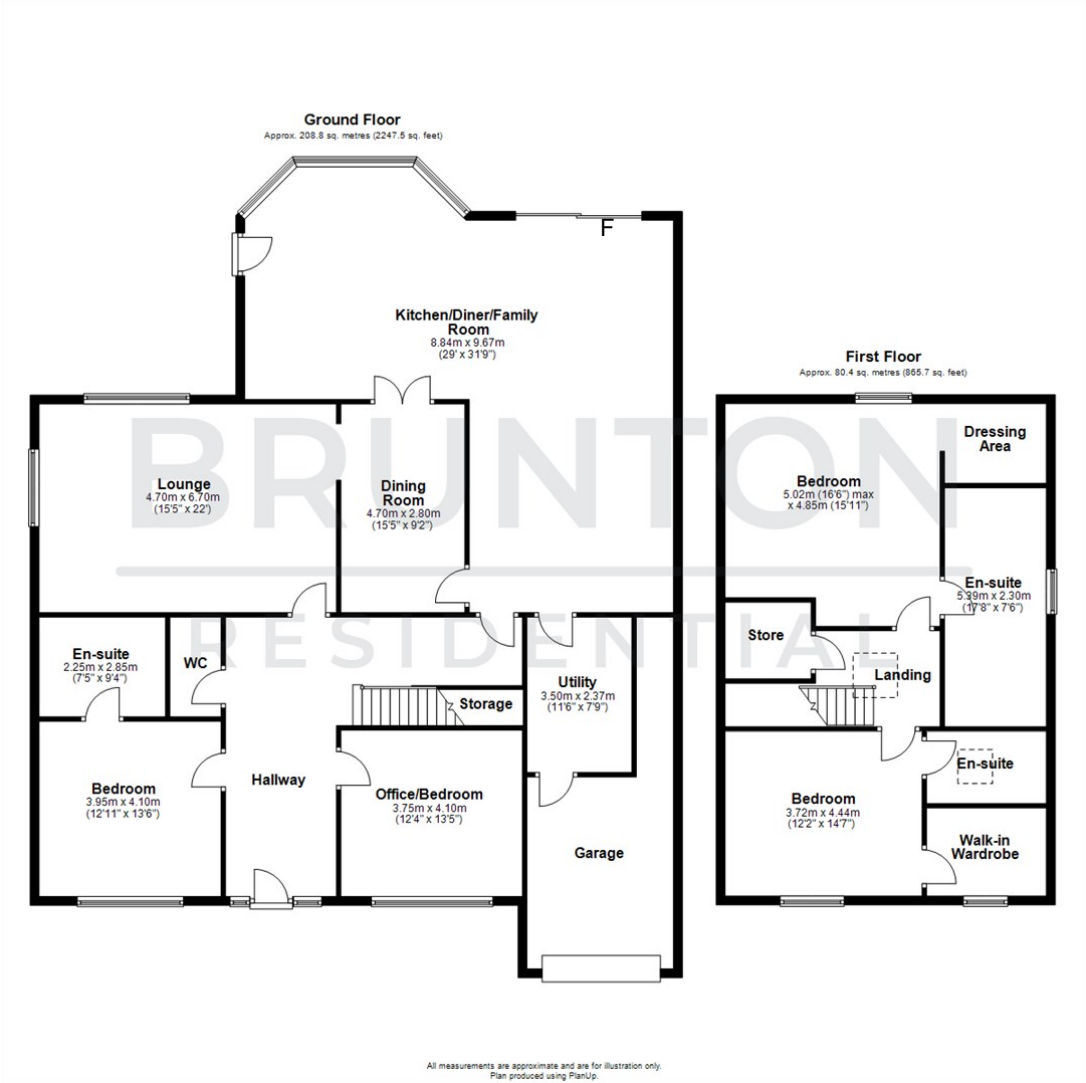
RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : F

EPC RATING : D



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(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					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		