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FELLSIDE, DARRAS HALL, NE20

Offers Over £699,950

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Delightful Five Bedroom Detached Property on Fellside, in the Highly Sought-After Area of Darras Hall

This beautifully maintained home features a thoughtfully designed layout arranged over two floors. The ground floor comprises an entrance vestibule, a generous lounge, modern dining kitchen, utility room, large dining room, versatile family room, family bathroom, study/bedroom, and a charming ground floor bedroom, which overlooks the rear garden. The first floor hosts three well-proportioned bedrooms and two modern shower rooms, with the principal bedroom suite benefiting from its own private shower room and a dressing room. The property further benefits from a garage, off-street parking, and a fully enclosed rear garden circa 0.3 acres.

Located within Darras Hall, the property enjoys close proximity to a wide range of local shops, amenities, and services, along with excellent transport links. These include convenient access to major road networks, frequent public transport routes, and Newcastle International Airport, making the area ideally suited for both local and commuter travel. Freehold - EPC TBC - Council Tax Band E.

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The internal accommodation comprises: The front door opens to a welcoming entrance vestibule with a side-aspect window. A door to the right leads into a generous lounge featuring two front-aspect bay windows and a feature fireplace. A further door leads into an internal hallway.

To the left of the internal hallway is a modern kitchen, fitted with integral appliances and a range of floor and wall units offering ample storage and work surfaces. The kitchen opens into a utility room, which provides internal access to the garage, which in turn, has a door leading out to the rear garden. To the right of the hallway is a spacious dining room with sliding doors that open out to the side of the property. The dining room connects to a second internal hallway with stairs rising to the first-floor landing and an under-stair storage cupboard. To the left is a fully tiled family bathroom comprising a bath, walk-in shower cubicle, WC, and wash basin. Further along to the left is a ground floor bedroom with a rear-aspect window. At the rear is a spacious family room with direct access to the rear garden, and to the right of the hallway is a useful study/bedroom.

The first-floor landing provides access to three well-proportioned bedrooms. The principal bedroom, located to the front of the property, benefits from a private dressing room and en-suite shower room. A separate shower room serves the remaining two bedrooms.

Externally, to the front, the property benefits from a sizeable driveway, providing access to the garage and to the front entrance, and offers off-street parking for several vehicles. The rear garden is enclosed with timber fencing and bordered by mature hedges and trees, and is predominantly laid to lawn.



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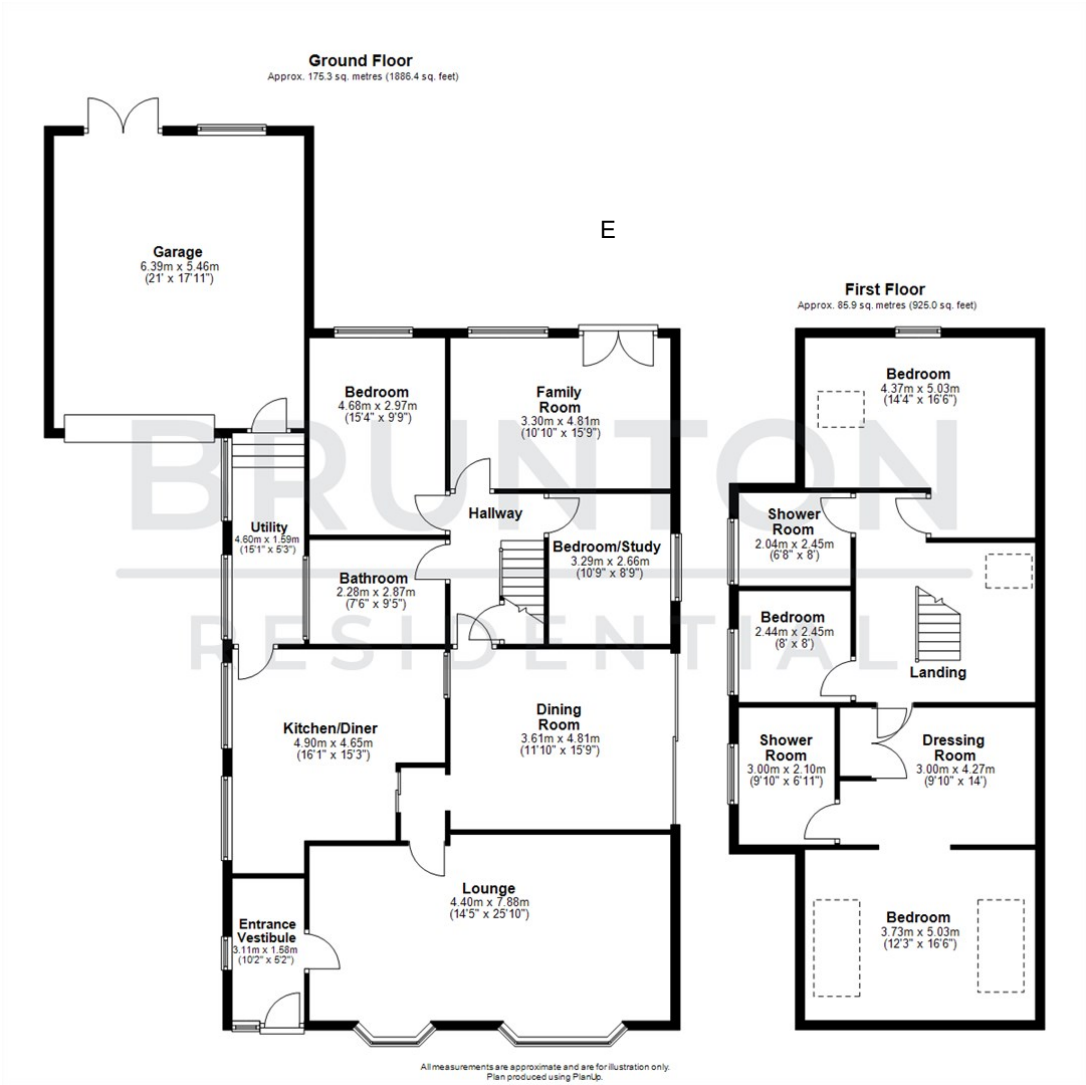
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland City Council

COUNCIL TAX BAND : E

EPC RATING :



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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		