



PINEGARTH, DARRAS HALL, NE20

Offers In The Region Of £795,000

BRUNTON
RESIDENTIAL





BRUNTON

RESIDENTIAL





Luxurious Four Bedroom Dormer Style Bungalow, Situated in a Sought After Location, West Facing Gardens, Lavish Open Plan Breakfast Kitchen With Family Area, Expansive Living Room, Garden Room, Ground Floor Bedroom/Dining Room.

This beautifully maintained home offers a thoughtfully designed layout over two floors. The ground floor features a generous living room, dining room/ground floor bedroom, bright and airy garden room, a spacious kitchen/family room, WC and access to the double garage with converted gym to the rear. The first floor hosts three well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room and dressing room, while a family bathroom serves the remaining rooms. The property further benefits from a West-facing garden circa 0.27 acres, off-street parking for four cars, plus a sizeable garage.

Situated in the prestigious Darras Hall estate, this home enjoys excellent access to a variety of local amenities. The area offers well-regarded schools, leisure facilities, shops, cafe's, pubs and convenient transport links, with easy connections to Newcastle city centre, the airport, and surrounding villages.

BRUNTON
RESIDENTIAL



BRUNTON

RESIDENTIAL

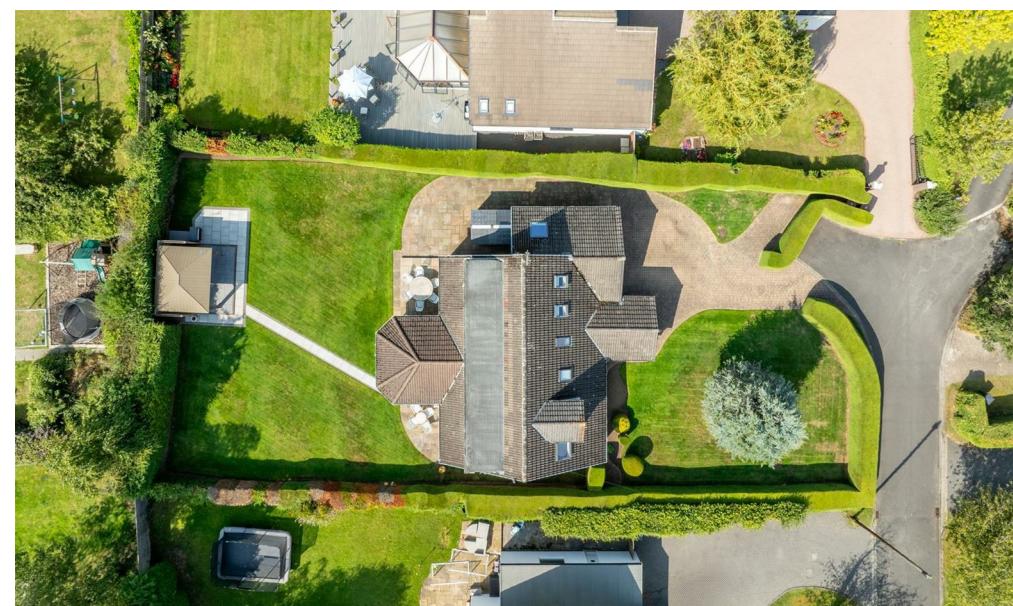
The internal accommodation comprises: The front door opens to a welcoming vestibule, a light and airy reception hallway,

To the rear of the property is a fabulous, generously proportioned living room which overlooks the garden and leads into a lovely garden room with a vaulted ceiling. This space enjoys a West-facing aspect.

To the left of the main hallway is a dining room/ground-floor bedroom, and a lavish open-plan kitchen/family room with a breakfast dining area. There is also a ground-floor WC and further access to the garden.

Upstairs, the principal bedroom benefits from an en-suite shower room and a dressing area. There are two further beautifully appointed bedrooms served by the main bathroom. A sizeable walk-in wardrobe/storage room is also located on this floor, which houses the boiler.

Externally, the property benefits from impressive front and rear gardens, laid to lawn, and paved areas to enjoy the sunny aspect. The rear garden features a pergola fitted with lighting and power, creating a very sociable and appealing outdoor space. There is ample parking on the driveway, and a double garage, the rear of which has been converted into a gym and has access to the garden, but could easily be converted back if needed.



BRUNTON

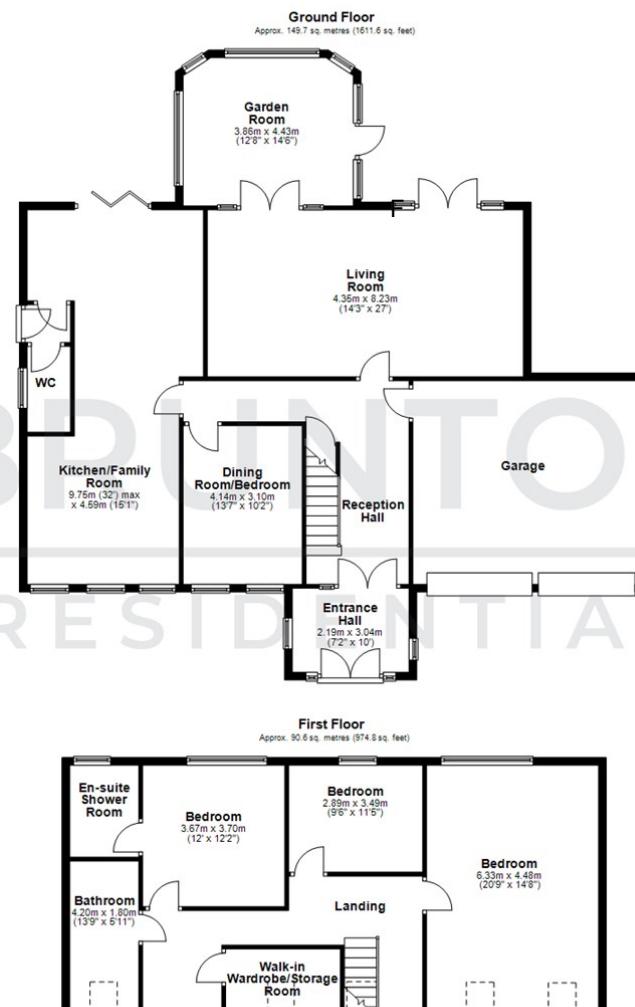
RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : F

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		