

# BRUNTON

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RESIDENTIAL



**COLLINGWOOD CRESCENT, DARRAS HALL, NE20**

**Asking Price £575,000**

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Beautiful Extended Detached Bungalow Set On A Third Of An Acre Plot, Close To Middle Drive And Ideally Positioned Between Ponteland Village And Broadway Shopping Centre In Darras Hall.

This five bedroom home benefits from a well-planned single-level layout, featuring a generous open-plan dining, family, and living area, a breakfasting kitchen, a study, a spacious family bathroom, en-suite to the principal bedroom, a useful guest WC and a utility area. Externally, the property is complemented by a well-maintained, West facing garden, detached double garage, and off-street parking for several vehicles.

The property enjoys excellent transport links and is within walking distance of local amenities, with a bridleway providing a picturesque route to both Ponteland Village and Broadway. This location offers a countryside feel whilst being part of the estate. EPC TBC - Freehold - Council Tax Band F.

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The internal accommodation comprises: A front door opens into a welcoming hallway. To the right is a useful utility and guest WC, while to the left is a cloak cupboard and study area. To the left is wonderful open-plan dining, family, and living room with views of the garden and a lovely west-facing aspect, creating a bright, light-filled space. The kitchen is located straight ahead from the hallway, offering space for a breakfast area and direct access to the garden. To the right of the hallway is an additional cloak cupboard housing the central heating boiler.

Along the night hall there are five well-proportioned bedrooms, two to the front and three to the rear, together with a very spacious four-piece family bathroom. The master bedroom benefits from an en suite shower room, and a dual aspect making this a light and inviting space.

Externally, the mature gardens are well maintained with sizeable lawns, paved areas to enjoy the Westerly aspect, and colourful planted borders. A driveway provides parking for several vehicles and leads to a detached double garage with a pitched roof and an up-and-over door.



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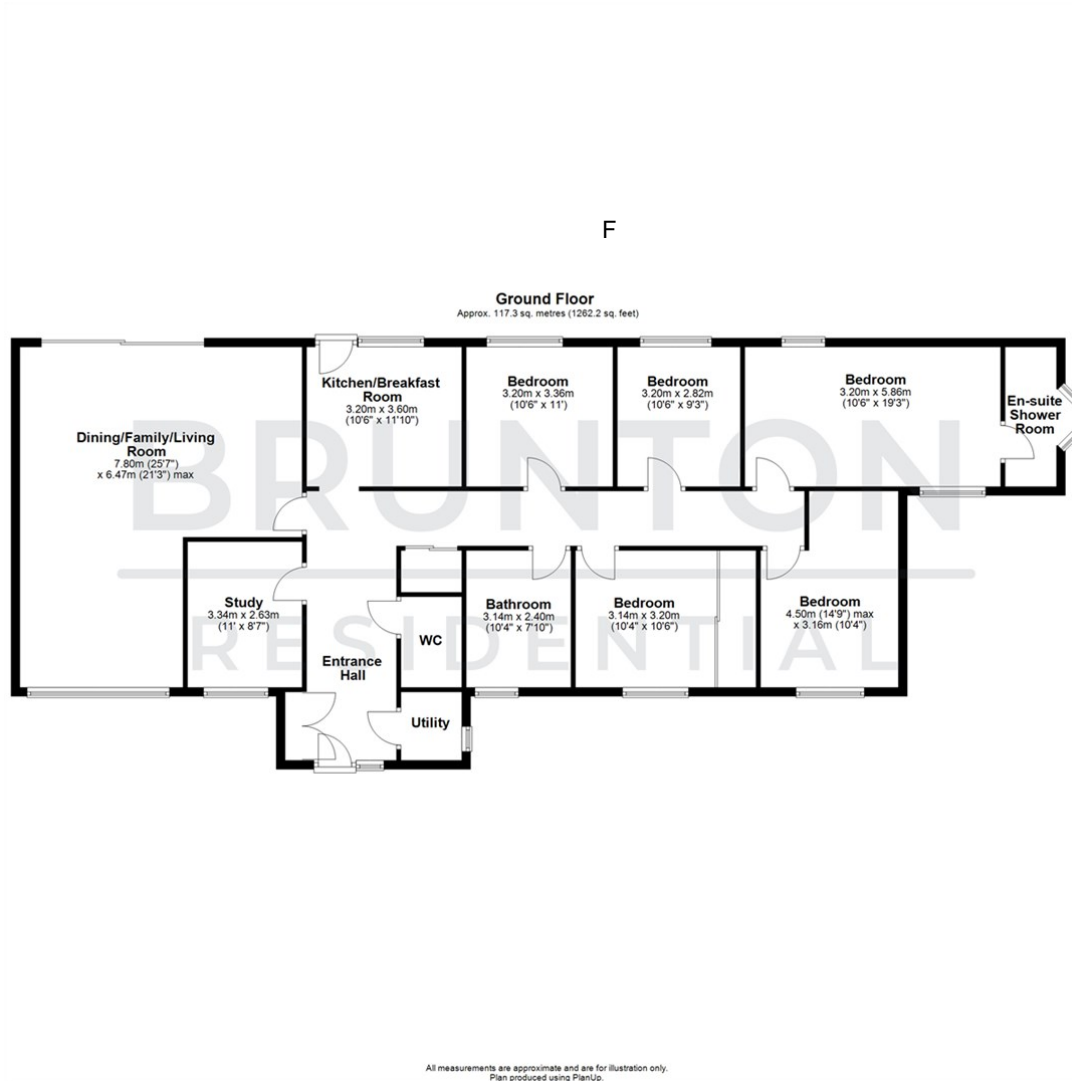
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TENURE : Freehold

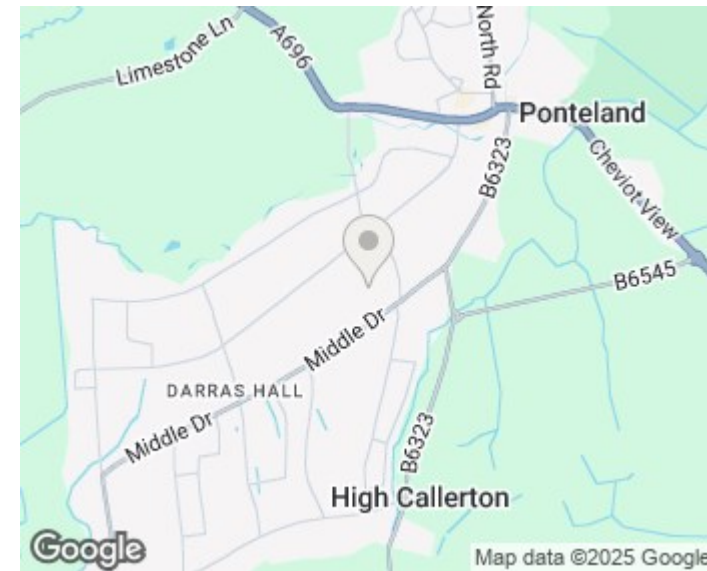
LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : F

EPC RATING :



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



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

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