

# BRUNTON

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## RESIDENTIAL



**WOODLANDS, DARRAS HALL, NE20**

**Price Guide £1,200,000**



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Substantial Five Bedroom Detached Home, Refurbished And Immaculately Presented Open Plan Accommodation, Contemporary Dining Kitchen, Living Room, Play Room, Sitting Room, Orangery, Utility Room, Ground Floor WC, Magnificent Family Bathroom, Beautiful Garden, Sought After Cul-De-Sac Location On Woodlands In Darras Hall.

This family home has a generous two-storey layout with the ground floor featuring an open-plan kitchen/dining room, four spacious reception rooms, including a striking orangery, sitting room, play room and living room. Completing the ground floor layout is a convenient downstairs WC, and a useful utility room. The upper floor hosts five well-proportioned bedrooms, with the principal suite benefiting from an en-suite shower room and dressing room. A second bedroom also benefits from an en-suite shower room, while the family bathroom serves the remaining rooms. The property further benefits from a well-maintained, mature, enclosed garden, off-street parking, and an integral double garage. The vendor has had plans drawn up for a double storey extension, ref. 25/03104/FUL, allowing buyers to further develop the property, subject to the relevant permissions.

Situated in the highly sought-after Darras Hall estate, the property benefits from local shops, cafés, and services nearby, with Ponteland offering further retail and leisure options. Families enjoy access to well-regarded schools, while excellent transport links provide easy connections to Newcastle city centre and Newcastle International Airport. EPC C - Freehold - Council Tax Band G.



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The front door opens to an elegant entrance hallway, with access to a beautifully refurbished WC to the right, while a stunning staircase sweeps up to the first floor. There is a comfortable sitting room, with striking feature fireplace and doors opening into a radiant orangery, flooded with natural light.

To the left, a versatile playroom or reception area seamlessly flows into a spacious dining kitchen, complete with an island breakfast bar, and French doors that lead out to the garden terrace and orangery. A practical utility room is located to the rear of the kitchen, providing convenient access to the double garage. On the opposite side of the hallway, the dual-aspect living room boasts another impressive feature fireplace and a sleek media wall, perfect for relaxation and entertainment.

Upstairs, the landing leads to five generously proportioned bedrooms, two of which have en-suite facilities. The family bathroom has been meticulously renovated to an exceptional standard, featuring a stylish freestanding bath and a walk-in shower. The principal bedroom suite benefits from fitted wardrobes, a spacious dressing room, and a luxurious en-suite shower room.

Externally, the well-manicured garden provides ample natural light and is perfectly designed for entertaining. There is a sizeable terrace and patio area, an immaculately maintained lawn, raised beds, and colourful planted borders. The driveway offers convenient off-street parking and direct access to the integral double garage. The vendor has had plans drawn up for a double storey extension, ref. 25/03104/FUL, allowing buyers to further develop the property, subject to the relevant permissions.





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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : G

EPC RATING : C

