

# BRUNTON

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RESIDENTIAL



**MOOR LANE, DARRAS HALL, NE20**

**Offers In The Region Of £1,995,000**

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Wonderful & Substantial Modern South West facing Detached Family Residence Boasting Nearly 5,000 Sq ft of Internal Living Space with Extensive Lawned Rear Gardens, Impressive Open Plan Kitchen/Dining & Living Space, Three Further Reception Rooms, downstairs Shower Room, Five/Six Double Bedrooms, one with Upper Mezzanine Level, Four En-Suites, Private Outdoor Heated Swimming Pool, Tennis Court, Roof Terrace & Large Private Driveway.

This outstanding, modern, detached family home is perfectly situated on the desirable Moor Lane, Darras Hall. Moor Lane, which is ideally positioned between Runnymede Road and Darras Road, provides an excellent location and is placed only a short walk from Darras Hall Primary School and the delightful village of Ponteland with its shops, cafes, restaurants, and amenities.

Ponteland also offers access to outstanding local schooling and is located just 15 minutes to the west of Newcastle City Centre where one will find access to some of the region's best independent schooling. Newcastle International Airport is also placed nearby providing excellent links throughout the country and into Europe.

The property, which was originally purchased by the current owners 17 years ago, has since undergone a sympathetic transformation where the property was remodelled and updated to its current standard. The internal accommodation comprises: Entrance porch leading to marbled floored entrance hall through bespoke double oak doors that opens to a wonderful, open plan kitchen/dining and living space and a spiral staircase that leads up to the first-floor landing. The hallway also leads into a ground floor shower room, which is perfect for use after a swim and also a ground floor utility room which in turn leads into the integral garage.

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The kitchen area provides an excellent cooking and entertaining space that offers a range of integrated appliances, which include two separate ovens, microwave, coffee machine, twin fridge freezers, modern cabinetry with stone worktops and a large central island with breakfast bar. The kitchen space enjoys views out over the 43ft swimming pool and also provides a door that leads out on the pool area and terrace.

To the rear of the ground floor, and accessed from the kitchen, is a superb, circular family room with large circular atrium and two sets of French doors leading out onto the rear terrace and gardens. The entrance hall then gives access to a generous lounge with dual aspect windows, including large, bi-folding doors that open out onto a covered sun terrace/veranda. A door to the rear of the lounge leads into a cosy snug/home office space which is also circular and provides views over the front gardens.

The final door from the ground floor leads into the last of the four reception rooms, which is currently laid out as a home study, but would be ideal as a family/games room.

The spiral staircase then leads up to the first-floor landing which in turn gives access to five/six, double bedroom suites. The principal suite is a generous double room, that provides access to a walk-in wardrobe, en-suite bathroom with spa bath and French doors opening out to the private roof terrace. Bedroom two is located to the end of the first-floor landing and enjoys access to an en-suite shower room which is shared with bedroom three via Jack and Jill doors. Bedrooms four and five are both comfortable double bedrooms and are open to one another.

Bedroom four is an impressive suite and benefits from full floor to ceiling glazed windows with access to a private balcony, en-suite bathroom and a stairwell leading to a private mezzanine floor/study area. This room is ideal for those with teenage children. Bedroom five which again is open to bedroom four but could be easily changed to two separate bedrooms as this room also provides access to an en-suite shower room.

currently laid out as a twin bedroom. Bedroom six is a smaller double room with a circular presentation and views over the front gardens.

The property benefits from a gas heating system comprising of an independently operated zoned under floor heating and radiators.

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Externally, the property placed on a generous garden plot that extends to approximately 0.8 acres and is accessed via a large, private driveway that offers off street parking for multiple vehicles. The driveway leads up to the front of the property where there are two large stone pillars providing access to the house. The front gardens are lawned and enjoys several large, mature trees that screen the property from the outside world. There is also a garage with light, power and electronic up and over door.

To the rear, is an extensive and private southwest facing family garden that benefits from a wonderful, heated outdoor swimming pool, with several entertaining terraces providing multiple spaces to dine al-fresco or to barbecue with family and friends. The rear gardens themselves are laid mainly to lawn, with an abundance of well stocked borders and a mixture of fenced and hedged boundaries, again with large, tall trees providing further privacy and seclusion. A paved walkway leads down and to the rear of the gardens into an enclosed full size tennis court.

Well-presented throughout, this impressive, modern detached family home simply demands an early inspection and viewings are strongly advised.



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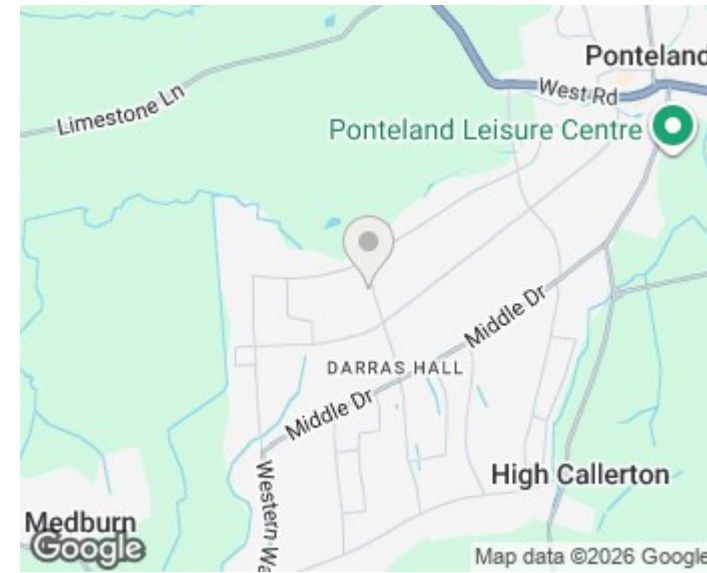
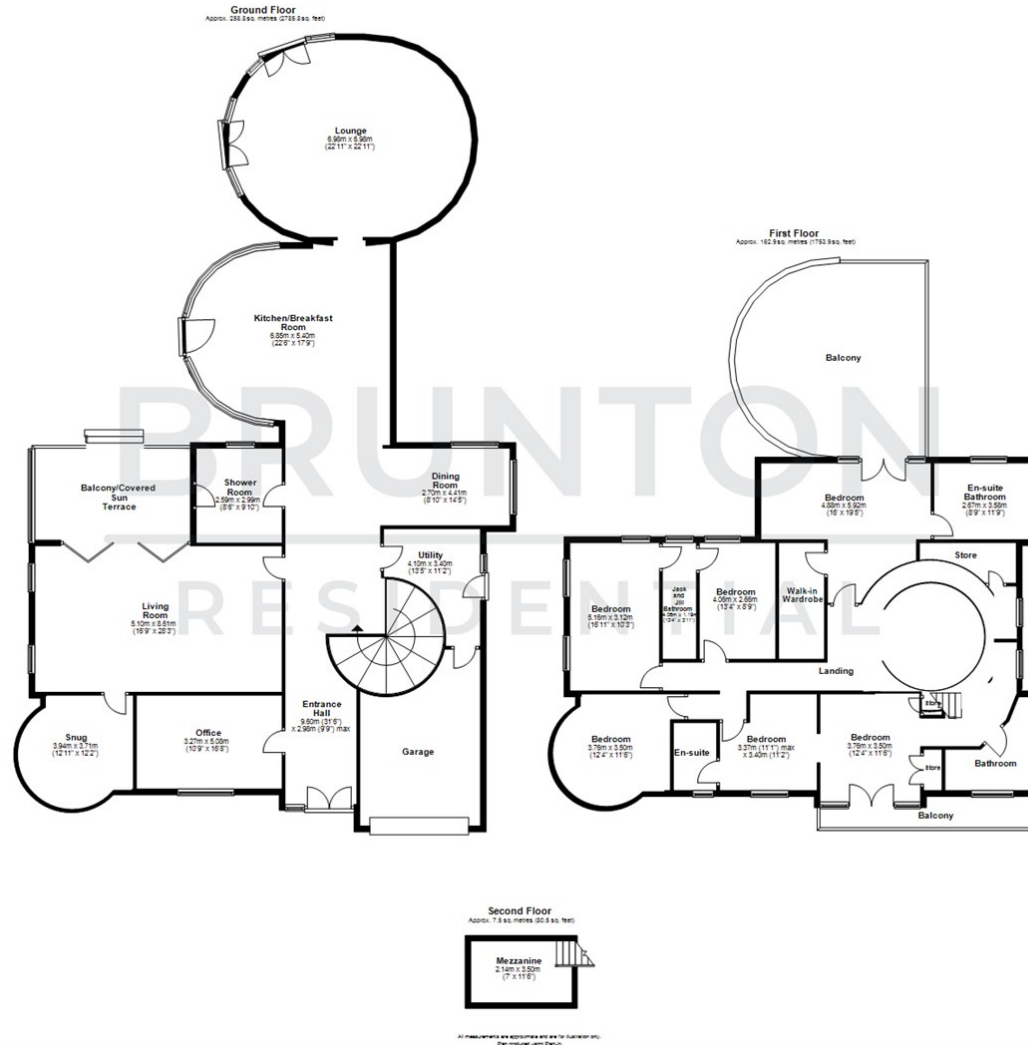
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND :

EPC RATING : C



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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	74	80

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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		