

BRUNTON

RESIDENTIAL



RUNNYMEDE ROAD, DARRAS HALL, NE20

Offers Over £1,650,000

An aerial photograph of a large residential property. The central feature is a two-story house with a dark grey, multi-gabled roof and light-colored siding. To the left of the house is a large, well-maintained green lawn. On the lawn, there is a black oval trampoline and two white rectangular goals. The property is bordered by a variety of trees, including evergreens and bare deciduous trees, suggesting a late autumn or winter setting. A wide, light-colored gravel driveway runs along the right side of the house. In the background, a paved road and other residential properties are visible. The overall scene depicts a spacious and landscaped suburban home.

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This stylish and immaculately presented, modern detached family home is ideally situated on the prestigious Runnymede Road, Darras Hall.

This superb and modern detached home was originally designed and constructed by the current owners around 2018 with fine attention to detail throughout. Boasting a spectacular open plan kitchen/dining and living space. This wonderful home also provides delightful, landscaped rear gardens.

The property, which is positioned on a beautiful and secluded garden plot, provides close to 4,000 Sq ft of internal living space, which is placed over three floors with five double bedrooms, a family bathroom and three en-suite bathrooms.

Runnymede Road is highly regarded as one of the most desirable residential addresses within the region and is perfectly situated just off Darras Road and Western Way. Also located nearby is the delightful Ponteland Village, with its excellent array of shops, cafes, restaurants, and outstanding local schooling. The shops and amenities of The Broadway are also placed just a short walk away.

Automated gates open to a large, block paved multi-car driveway that in turn leads into an integral garage. The property benefits from mature landscaped gardens, and a wonderful, elevated terrace to enjoy the tranquil surroundings. Freehold - EPC rating C - Council Tax Band G.

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This detached family home boasts an impressive internal layout, commencing with a striking entrance hall featuring a double-height ceiling, ground floor guest cloakroom, and a sweeping staircase ascending to the first floor.

To the left, the expansive living room is a warm and inviting space, with a stone surround fireplace and wood-burning stove, complemented by dual aspect windows and French doors that connect the interior to the rear terrace and gardens. Adjacent to the hallway, a second reception room offers a cozy retreat or home office, with a window overlooking the front gardens.

The heart of the home is the open-plan kitchen, dining, and family space, where large sliding doors merge indoor and outdoor living. The kitchen, designed and installed by 1909 Kitchens, features handcrafted cabinetry, stone work surfaces, and integrated appliances, alongside a spacious central island with breakfast bar.

A well-appointed pantry cupboard and utility room with bespoke storage and access to the rear garden and integral double garage (currently utilized as a home gymnasium) complete this functional area. An additional utility and laundry room provides further practicality. The living and family spaces are enhanced by a feature media wall with fireplace and panelling.

The first floor landing provides access to three double bedroom suites. The principal suite enjoys views of both the front and rear gardens, a generous walk-in wardrobe, and a well-appointed en-suite bathroom. Two further double bedrooms each feature stylish en-suite facilities and dressing areas.

A further staircase leads to the second floor, where two additional spacious double bedrooms share a private shower room and enjoy views of the surrounding countryside.

Externally, the property is approached via new electronic entrance gates with a secure entry phone system, leading to a block-paved driveway with ample off-street parking. The garage features an electronic up-and-over door.

The beautifully presented front garden, enclosed by mature beech hedging, provides seclusion, while the rear gardens are a haven of lawns, borders, a raised tiled entertaining terrace with glass balustrades, and a sunken seating area. A children's treehouse, play area, and garden shed complete this outdoor space.

Presented to a high standard, this modern family home offers a great opportunity to acquire a 'turnkey' property, making it worth an early viewing to appreciate its many qualities.



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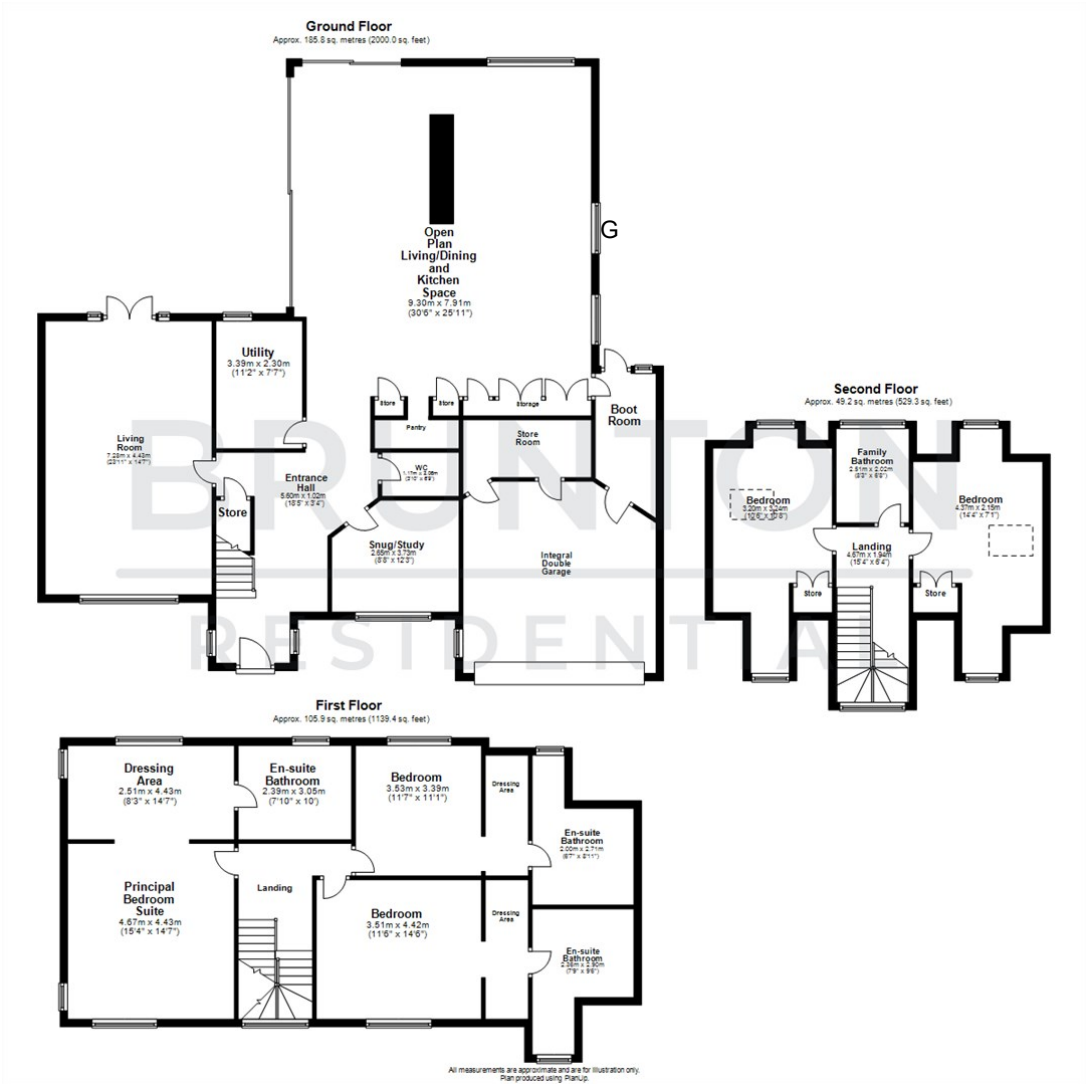
RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : G

EPC RATING : C



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	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	EU Directive 2002/91/EC