

BRUNTON

RESIDENTIAL



ERRINGTON ROAD, DARRAS HALL, NE20

Asking Price £855,000

BRUNTON

RESIDENTIAL





BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL



Spacious and Versatile Five-Bedroom Detached Home Positioned on a Southwest-Facing 1/4 Acre Plot in Sought-After Darras Hall. Featuring Extensive Terrace and Patio Areas, Multiple Reception Spaces, Ample Driveway Parking, and Ground Floor Bedroom with En-Suite Facilities.

The property offers a flexible internal layout including a bright reception hall, generous lounge with French doors to the garden, and a luxurious open-plan dining kitchen with central island breakfast bar. Additional features include a utility room, ground floor WC, converted garage sitting room, and five bedrooms across two floors—two with en-suite facilities. The home is well-suited to multi-generational living or families needing space to grow.

Located in prestigious Darras Hall, the property enjoys a quiet yet well-connected setting with access to local shops, well-regarded schools, and transport links into Ponteland and Newcastle. The elevated position offers beautiful views towards the Cheviot Hills. Council Tax Band F - Freehold - EPC Rating C.

BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

Internal accommodation briefly comprises: The entrance door opens into a bright and spacious reception hallway. To the left, you step into a generous lounge featuring French doors that open into the sunny garden and patio area, making the most of the property's position. Toward the rear, you'll find a luxurious open-plan dining kitchen, complete with a central island, granite work surfaces, integrated seating area, and French doors leading out onto a large wrap-around deck.

Also on the ground floor is a convenient WC, a well-sized utility room with fitted units and granite counters, and a versatile double bedroom with its own en-suite. The converted garage has been transformed into an additional reception space, perfect as a teenage lounge or snug, and includes further access to the decking. A front-facing storage area remains, retaining the original garage door for visual continuity.

Upstairs, the first-floor landing leads to a further four, sizeable bedrooms. The principal suite enjoys a dual aspect with panoramic views towards the Cheviot Hills, fitted wardrobes, and a stylish en-suite bathroom. Three further bedrooms, one currently used as a home office, are served by a high-quality family bathroom.

Externally, the property is positioned on a generous southwest-facing plot of approximately a quarter of an acre. A large driveway provides ample off-street parking and leads to the front store. The beautifully landscaped rear garden is a standout feature, offering a substantial wrap-around decking area, a spacious patio, and lush lawn.



BRUNTON

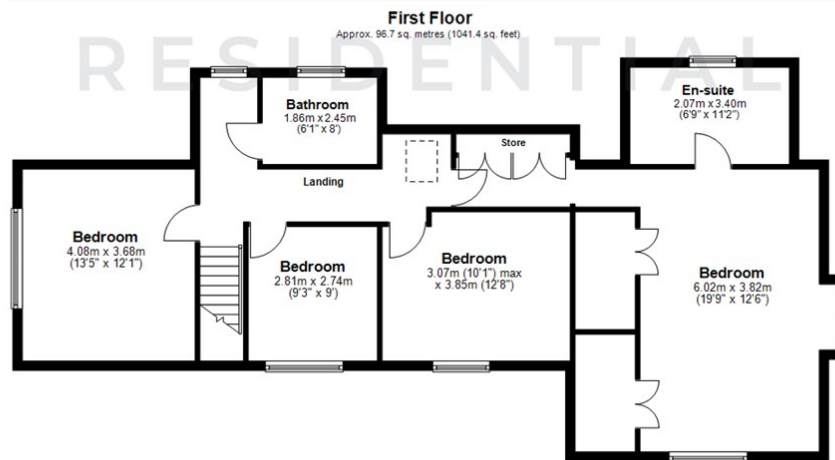
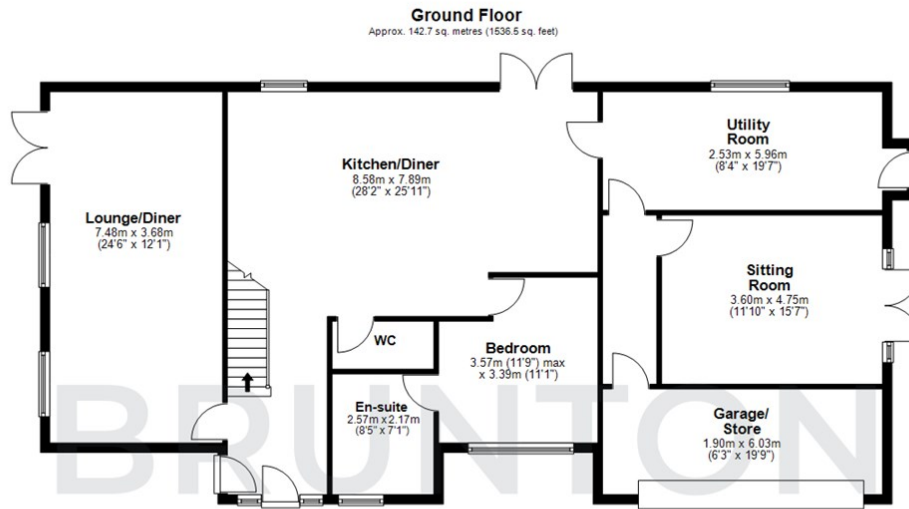
RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : F

EPC RATING : C



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) A			
(81-91) B			
(69-80) C		79	85
(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	