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EASTERN WAY, DARRAS HALL, NE20

Offers In The Region Of £1,100,000

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Substantial Detached Home Offering Over 3,500 Sq. Ft of Internal Living Space, Five Bedrooms, Multiple Reception Rooms Including a Garden Room, Bespoke Dining Kitchen with Aga, Generous Plot of 0.6 Acres & Development Potential.

This impressive 1930s home has been thoughtfully extended to provide spacious and flexible living accommodation across two floors. Features include a bespoke dual-aspect dining kitchen open to a family room, with granite worktops, and an original oil-fired Aga, as well as a large living room, a garden room with French doors, and a study/ground floor bedroom/sitting room. Upstairs, there are five bedrooms, including a large principal suite with en suite, and a family bathroom with vaulted ceiling. The mature rear garden is a particular highlight, with direct access to a neighbouring nature reserve.

Located in the highly sought-after area of Darras Hall, the property enjoys easy access to a range of local amenities, schools, and transport links. The generous 0.6 acre plot also offers scope for further development - subject to planning. EPC TBC - Freehold - Council Tax Band G.

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A welcoming entrance hall opens into a reception hallway, fireplace and providing access to the principal ground floor rooms and a useful ground floor WC.

To the right, there is a substantial dual-aspect dining kitchen open to a family room, fitted with a bespoke handmade kitchen comprising painted units, granite worktops, and an original oil-fired Aga. This room also enjoys pleasant views over the rear garden and features a charming fireplace. From here, there is access to a separate utility room and the double garage/workshop.

To the left of the hallway, a generous living room features French doors opening out to the garden, offering a seamless indoor-outdoor flow. Adjacent to this is a ground floor bedroom, currently used as a study, ideal for flexible family living or working from home. An extension to the rear of the property has created a stunning garden room with a triple aspect and French doors, providing lovely views of the grounds.

To the first floor, the principal bedroom is notably spacious and benefits from its own en-suite shower room. Four further well-proportioned bedrooms are located on this floor, along with a stylish family bathroom, which features a vaulted ceiling and is presented in excellent condition.

Externally, the property sits on an impressive and private 0.6-acre plot, complete with mature gardens and direct access to a nature reserve to the rear, a unique and rare feature that is especially useful for those who enjoy walking or have dogs.



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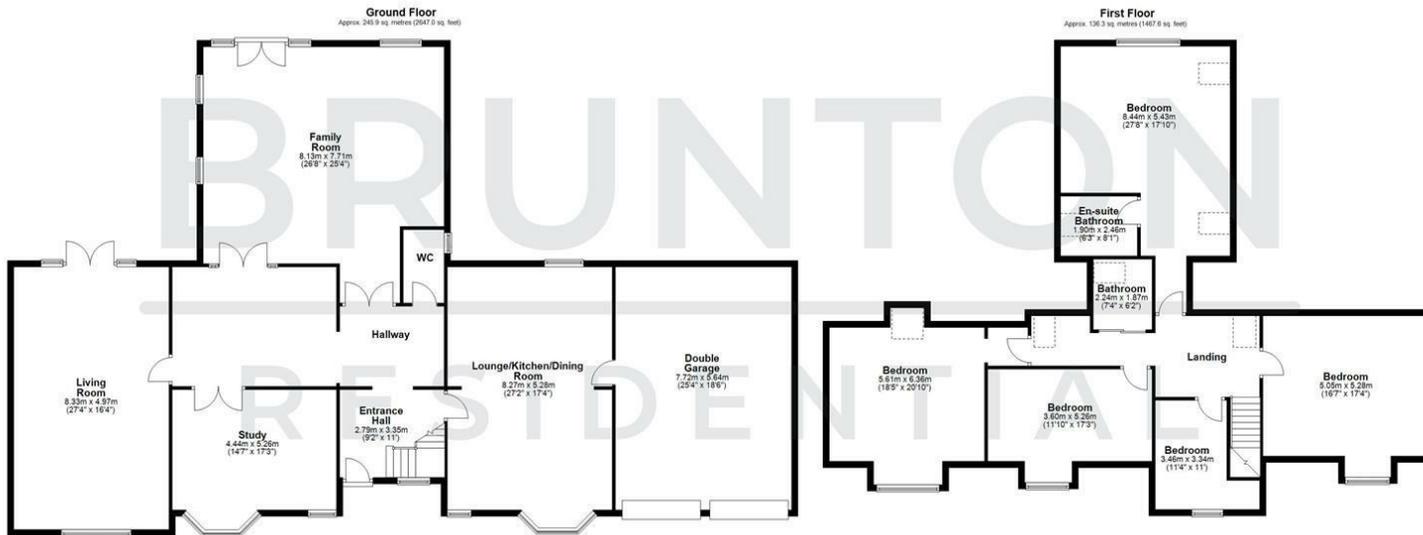
TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : G

EPC RATING :

G



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	

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	