

# BRUNTON

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## RESIDENTIAL



**DARRAS ROAD, DARRAS HALL, NE20**

**Price Guide £1,600,000**



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A Truly Exceptional Five-Bedroom, Five Bathroom Detached Residence, Situated On The Esteemed Darras Road In Darras Hall Estate, Sizeable, Luxurious Accommodation Circa 5382 Sq Ft.

This exquisitely presented property boasts lavish décor, and versatile living space across two floors, featuring multiple reception rooms, an elegant kitchen with an orangery-style dining and family area, five spacious bedrooms each with en-suite facilities, and a luxurious master suite complete with a private terrace.

Additional highlights include a meticulously maintained, South facing garden, circa 0.4 acres, a driveway accommodating multiple vehicles, double garage and secure gated access, rendering it an outstanding family residence.

The property enjoys an ideal location in Darras Hall, a highly coveted area renowned for its excellent amenities, highly regarded schools, and warm community atmosphere. Darras Road is conveniently situated near local shops, cafés, restaurants, leisure facilities, as well as reputable primary and secondary educational institutions. Furthermore, the area provides effortless access to Newcastle city centre, Newcastle International Airport, and major transportation routes, making it perfectly suited for both local living and commuting. EPC C - Freehold - Council Tax Band H



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The internal accommodation comprises: Upon entry, the front door opens into a magnificent reception hallway with a vaulted ceiling, enhanced by natural light streaming through Velux windows. From here, doors open into an exceptional kitchen with a central island finished with beautiful quartz work surfaces. This space flows seamlessly into an orangery-style reception area that incorporates both a dining area and a seating area, creating a bright and versatile heart of the home.

To the right-hand side, there is a play room with fitted storage and lovely views of the garden, while to the left-hand side there is a family room which has recently been interior designed and decorated, featuring a wood burning stove, and fabulous décor. Completing the reception areas is an opulent dual aspect lounge, with arched windows overlooking the garden, an impressive feature fire, and bespoke cabinetry.

At the front of the property, there is a ground-floor bedroom with access to an en-suite, alongside a light and spacious office. Additional ground-floor amenities include a utility room, a cloakroom area, and internal access to the garage, which benefits from steps down to a superb wine cellar.

Stairs lead up to the first-floor landing, and four generous bedrooms, all with en-suite facilities. The main bedroom is particularly impressive, offering beautiful views, a private terrace, a walk-in dressing area, and a large en-suite.

Externally, the property is complemented by a well-maintained garden, laid mainly to lawn with colourful, mature borders, and paved areas designed to enjoy the sunny aspect. To the front, secure automated gates open to a generous block-paved driveway, providing parking for several vehicles and leading to the double garage.





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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : H

EPC RATING : C

