

BRUNTON

RESIDENTIAL



FELLSIDE, DARRAS HALL, NE20

Asking Price £795,000

BRUNTON RESIDENTIAL





BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL



Modern Five-Bedroom Detached Home Located In The Highly Sought-After Area Of Darras Hall.

This well-presented property features a two-storey layout providing generous and versatile living space throughout.

The ground floor includes a spacious living room with a media wall, an open-plan kitchen and dining area with a central island, a practical utility room, and an impressive dual aspect family room, with a vaulted ceiling, Velux windows flooding the room with light, and bi-fold doors opening into the garden.

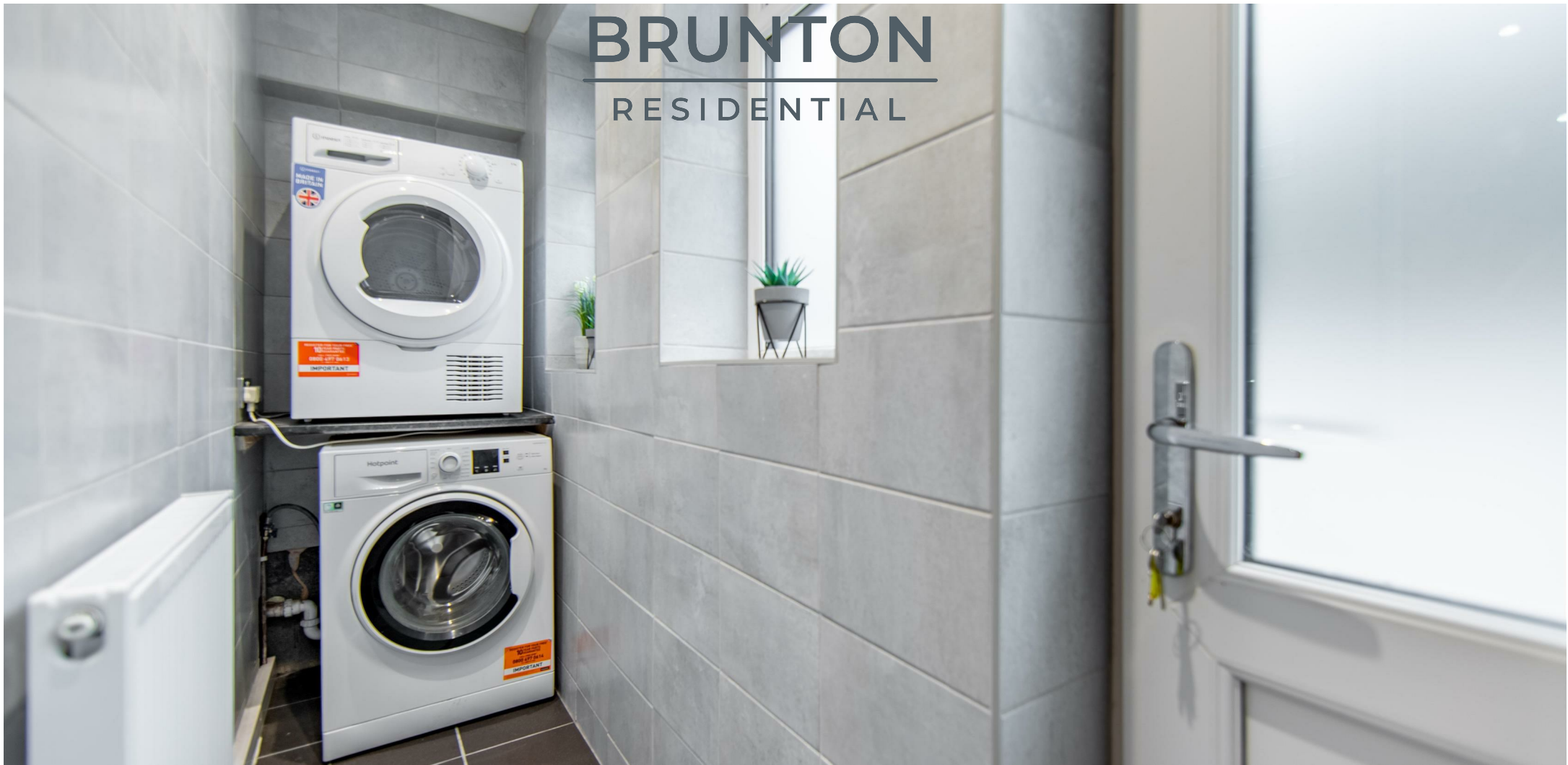
Completing the lower floor layout is a ground-floor shower room and a versatile bedroom ideal for guests or multi-generational living.

The first floor offers four well-proportioned bedrooms, enjoying pleasant views, and a modern family bathroom with both a freestanding bath and separate shower. The property further benefits from off-street parking, a double garage and beautifully landscaped gardens.

The location provides easy access to local schools, shops, amenities, and transport links, making it ideal for modern family living. EPC C - Council Tax Band F - Freehold.

BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

The internal accommodation comprises: The property is accessed via a main entrance door located to the side, opening into a welcoming reception hallway. To the right-hand side of the hallway is a spacious living room featuring a media wall with inset lighting.

There is a generous open-plan kitchen and dining area, upgraded to a high specification, which includes a central island breakfast bar and enjoys a dual aspect, creating a bright and inviting space. Off the kitchen is a utility room with a side door leading out to the garden.

Also accessed from the reception hall is an exceptional family room, this impressive space benefits from a vaulted ceiling, Velux windows, bifold doors opening onto the garden, and tiled flooring throughout. In addition, the ground floor includes a family shower room and a bedroom overlooking the garden, offering flexible accommodation ideal for guests or multi-generational living.

The first floor is accessed via a staircase leading to a landing, where there is a large double bedroom with views over the garden, and a family bathroom featuring both a freestanding bath and a separate shower. To the right-hand side of the landing is a seating area and three further sizeable bedrooms.

Externally, the property benefits from a newly installed block-paved driveway that extends to both sides of the home and continues around to the rear garden. There is also a double garage offering ample parking and storage. The mature gardens provide multiple seating areas to enjoy the tranquil surroundings, well-stocked borders, an extensive lawn, and a variety of established trees and shrubs.



BRUNTON

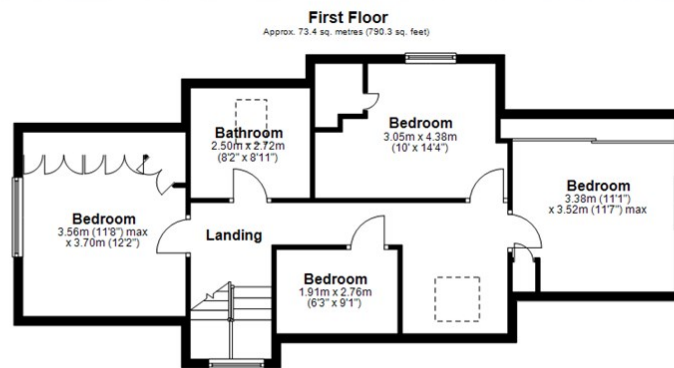
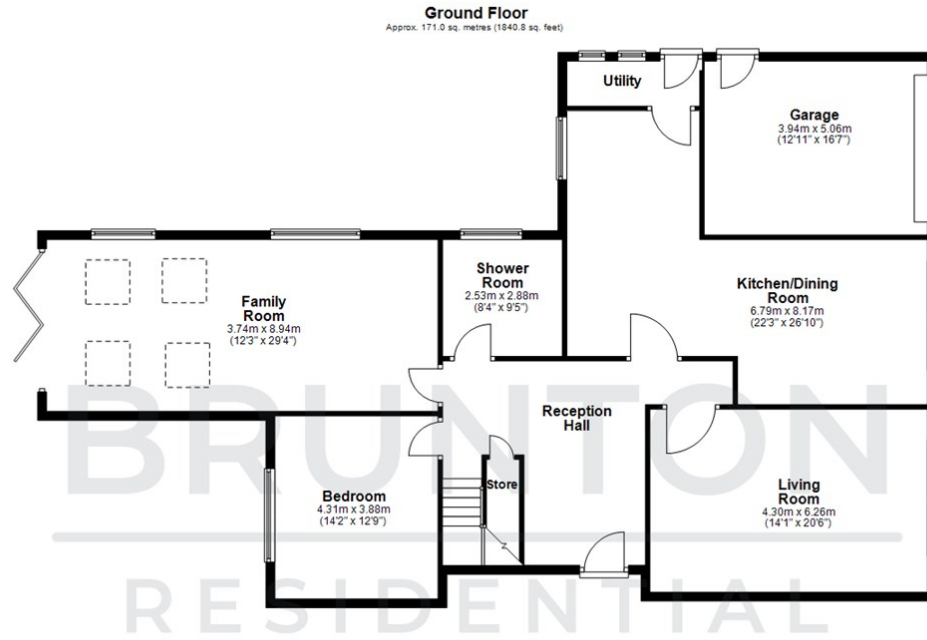
RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland
County Council

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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	74
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	