

# BRUNTON

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RESIDENTIAL



**THE DREY, DARRAS HALL, NE20**

Offers Over £1,200,000

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Superb Modern Detached Family Home Boasting Close to 3,600 Sq ft of Internal Living Space with an Impressive, Open Plan Kitchen/Dining and Family Space, Utility/Boot Room, Two Further Generous Reception Rooms, Five Double Bedrooms, Contemporary Re-Fitted Family Bathroom plus Two En-Suites, Delightful South Facing Lawned Rear Gardens & Detached Double Garage!

This excellent, modern detached family home is perfectly located within The Drey, Darras Hall. The Drey, which is tucked just off from Darras Road, is ideally positioned close to the shops and amenities of The Broadway, as well as outstanding local schooling.

Also placed just a short walk away are the shops, cafes, restaurants and public houses of Ponteland Village as well as excellent local transport links.

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The internal accommodation comprises: An inviting entrance lobby, which leads into a practical boot room before opening into a welcoming central reception hall with a ground floor cloakroom/WC and return staircase rising to the first floor. To the right of the hallway is an elegant sitting room, centred around a charming wood-burning stove and featuring double doors that flow seamlessly into the kitchen/dining space.

To the very rear, the property opens into an outstanding open-plan kitchen, dining and family space, thoughtfully designed for modern living and entertaining. The contemporary kitchen has been re-fitted by 'Callerton Kitchens' and incorporates a range of integrated 'Neff' appliances, complemented by marble work surfaces and an impressive central island with a circular breakfast bar. Enjoying delightful views across the rear terrace and gardens, this superb space continues into the dining and family area, where a second wood-burning stove and two sets of large sliding doors open directly onto the terrace, creating a wonderful indoor-outdoor connection.

A further door from the kitchen area then leads to a versatile second reception room arranged as a family/games room and benefiting from an interconnecting door leading back into the boot room. The kitchen also provides access to a well-appointed utility room with an external door leading to the side and rear gardens, adding further practicality.

The stairs then rise to a bright and spacious first-floor landing, enhanced by French doors opening onto a private, south-facing balcony with glass balustrades, offering a pleasant leafy outlook. The first floor provides five generous double bedrooms. The impressive principal suite is positioned to the rear of the property and features a walk-in wardrobe area and a luxurious refitted en-suite bathroom, incorporating a large bathtub, jacuzzi bath and wet-room style shower, all fully tiled and finished to a high standard. Bedroom two also benefits from its own en-suite shower room, while bedrooms three, four and five are all comfortable doubles, most with fitted storage, and are served by a recently refitted, fully tiled family bathroom with a stylish four-piece suite.

Externally, the plot is particularly attractive and extremely private, bordered by tall, mature trees to the southern side, creating a secluded and leafy setting throughout much of the year. The rear gardens are predominantly laid to lawn and are complemented by a newly paved entertaining terrace, ideal for outdoor dining and relaxation. Gated access from the rear then leads directly onto the communal walkway and towards The Broadway shops, offering an excellent balance of privacy and convenience.

Further benefits include a detached double garage with a new electronic roller door, currently arranged as a home gymnasium.

This excellent, detached home is presented in excellent condition throughout and benefits from a new heating system, underfloor heating to the rear of the house and new windows throughout, creating a comfortable, efficient and beautifully finished family home in a highly desirable location.



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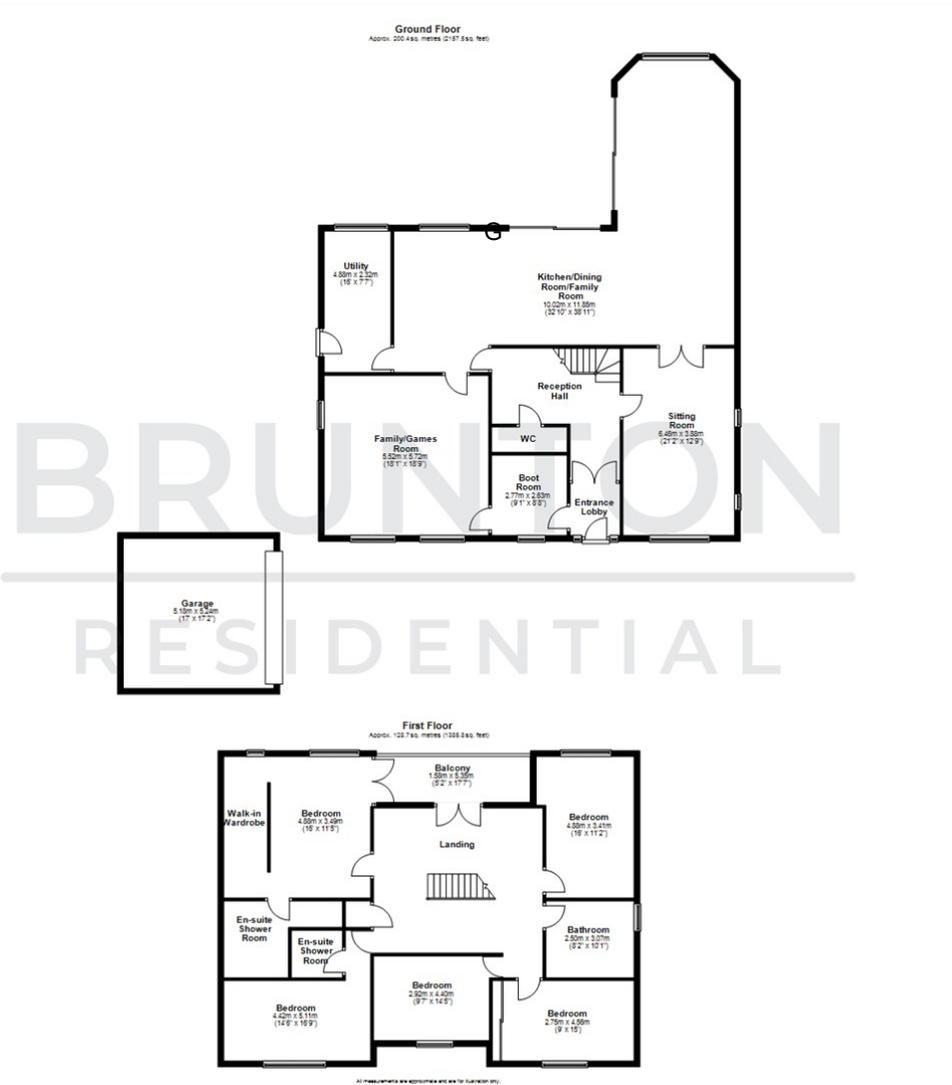
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TENURE : Freehold

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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	