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WOODVALE, DARRAS HALL, NE20

Offers Over £795,000

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Beautifully presented four-bedroom detached family home located in Darras Hall, Ponteland

The property is arranged over split levels and offers spacious and flexible accommodation, including a large open plan kitchen, dining and family room, separate living room with balcony, study/snug, garden room, utility room, and two convenient WC's. There are four bedrooms, with two en-suites to the main and second bedrooms, alongside a family bathroom. Externally, the property benefits from a private driveway, double garage, and mature gardens to the front, side, and rear.

Situated within the highly regarded Darras Hall area of Ponteland, the property enjoys a quiet cul-de-sac position with excellent access to local shops, cafes, restaurants, and everyday amenities within Ponteland village. Well-regarded schools are close by, along with leisure facilities including golf clubs, sports clubs, and scenic walking routes. There are strong road links to Newcastle city centre, Newcastle International Airport, and surrounding areas via the A696 and A1, while regular public transport services make commuting straightforward, making this an excellent setting for families and professionals alike.

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The internal accommodation comprises: an entrance lobby with a cloak cupboard and a convenient WC, opening into the main hallway with stairs leading up to the first floor and down to the lower ground floor. The lower ground floor includes a versatile study/snug with fitted storage and an impressive open plan kitchen, dining and family room with stone work surfaces, breakfast bar, integrated appliances, and doors opening onto the south-facing terrace and rear gardens.

From the kitchen, a rear lobby leads to the garden room, a flexible additional reception space with full-height windows overlooking the gardens. This area also provides access to the utility room, a convenient WC, and the integral double garage.

Returning to the main hallway, stairs lead up to the first floor, where the landing includes storage and gives access to the generous living room with large south-facing windows and a private balcony. There are four well-proportioned bedrooms, with the main bedroom offering fitted wardrobes, a dressing room, and an en suite shower room. Bedroom two also benefits from an en suite, while the remaining bedrooms are served by the family bathroom with a freestanding bath.

Externally, the property occupies a generous plot at the head of a desirable cul-de-sac in Darras Hall, with a private driveway providing off-road parking for multiple vehicles and access to the double garage. The gardens extend to the front, side, and rear with lawns, mature planting, and a south-facing terrace ideal for outdoor dining.



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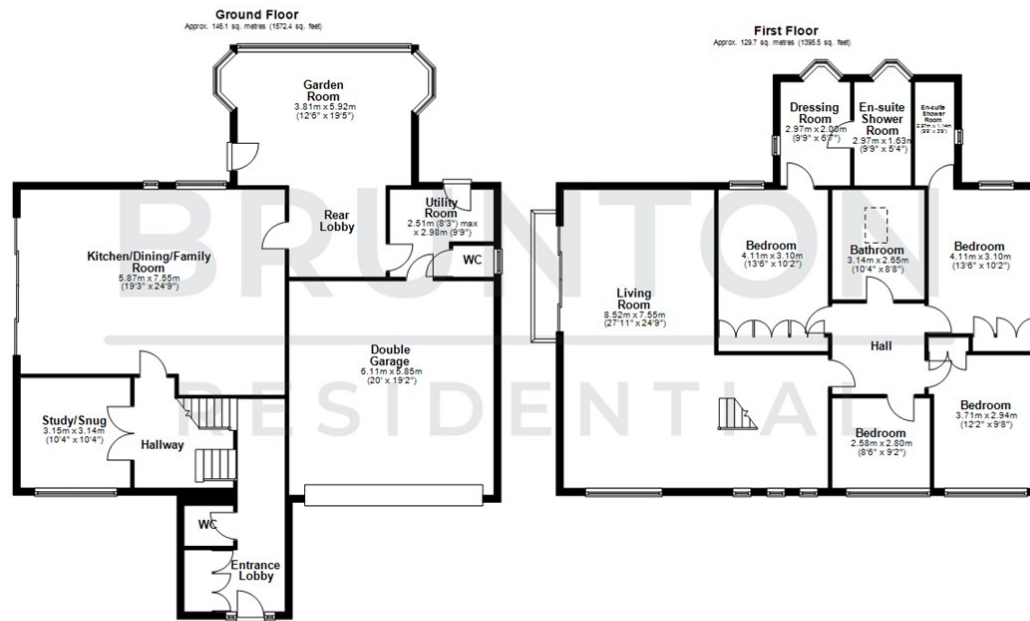
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : G

EPC RATING :



Total area: approx. 275.7 sq. metres (2967.9 sq. feet)
 All measurements are approximate and are for illustration only.
 Plans 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			
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		