

# BRUNTON

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## RESIDENTIAL



**PARKLANDS, PONTELAND, NE20**

**Offers Over £625,000**

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Beautifully renovated detached home occupying an impressive plot within the highly sought-after Darras Hall, offering stylish accommodation, generous gardens and excellent potential for a wide range of buyers. Finished to a high standard throughout, the property combines modern living with a flexible and well-designed layout.

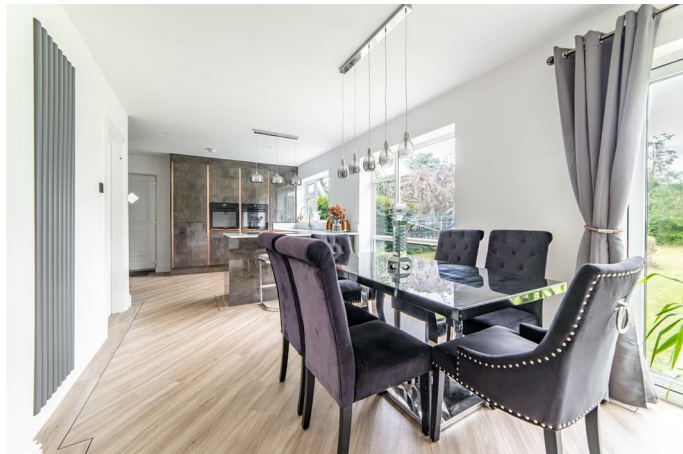
The spacious open-plan kitchen, dining and living area forms the heart of the home, creating a bright and sociable space with direct access to the rear garden. Three well-proportioned bedrooms, a contemporary shower room and a versatile additional reception space further enhance the property's practicality and appeal.

Parklands is situated within the prestigious Darras Hall, one of the North East's most desirable residential locations. Renowned for its spacious plots and leafy surroundings, the area offers excellent access to Ponteland's shops, cafés, restaurants and highly regarded schools, together with convenient links to Newcastle city centre, Newcastle International Airport and the A1.

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The internal accommodation comprises: a versatile entrance room, ideal for use as a snug, home office or breakfast room, leading through to a central hallway with stairs to the first floor, a useful storage cupboard and a convenient ground-floor WC. To the rear, a superb open-plan kitchen, dining and living room spans the width of the property, fitted with a range of wall and base units, integrated appliances and sliding doors opening directly onto the rear garden. The kitchen also provides internal access to the integral garage.

To the first floor are three well-proportioned bedrooms served by a modern family shower room, offering comfortable and practical accommodation for a wide range of buyers.

Externally, the property occupies a generous plot of just over one-third of an acre, with a driveway leading to the integral garage, attractive front and rear gardens, and excellent outdoor space for everyday family life and entertaining.



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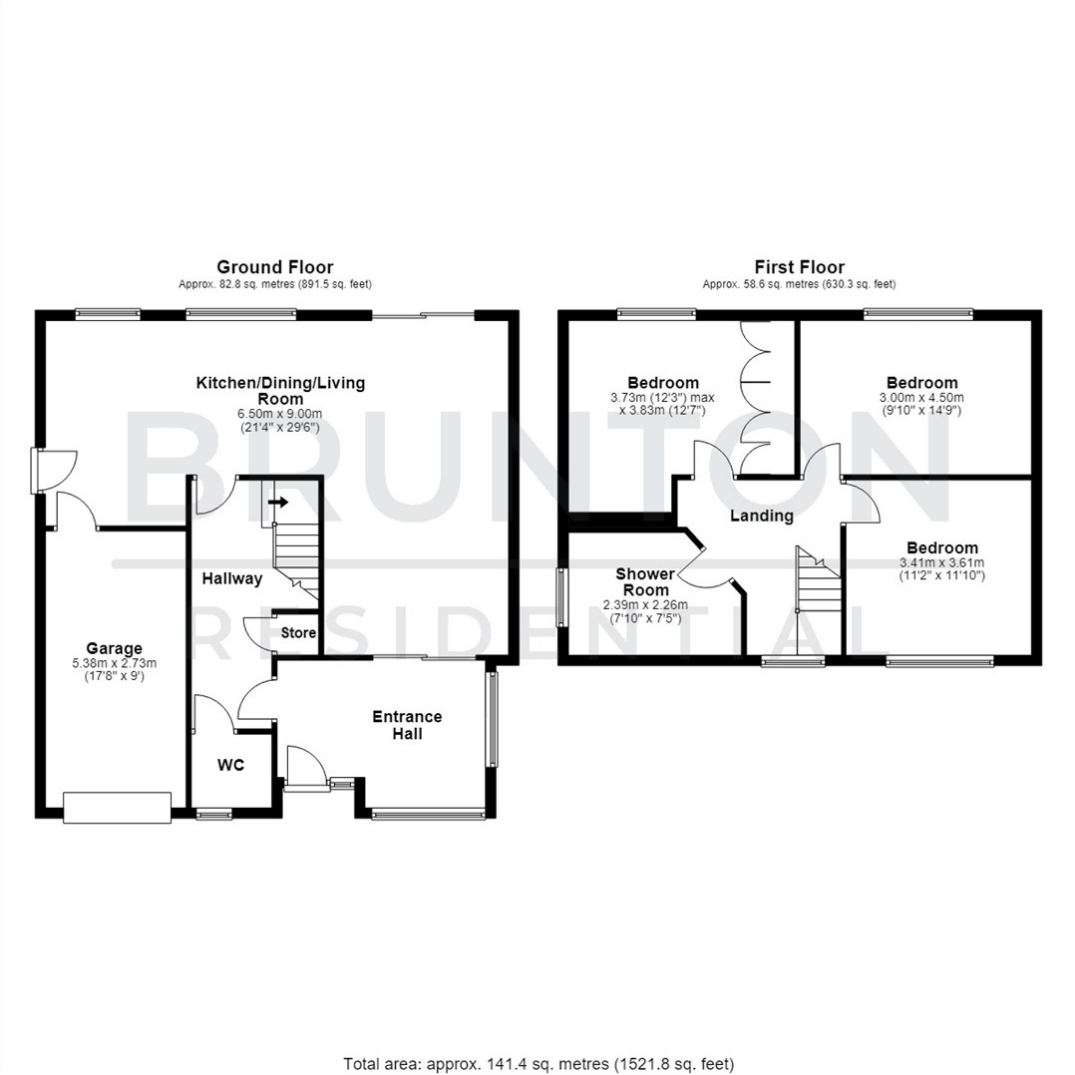
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : F

EPC RATING : D



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 81                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 68      |                         |
| (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 |