

# BRUNTON

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RESIDENTIAL



**LINDEN WAY, DARRAS HALL, NE20**

**£750,000**

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Substantial Four-Bedroom Detached Home ideally positioned On A Sought-After Street, With A short Walk From, And Within The School Catchment Area Of The Outstanding Darras Hall Primary School Within The Prestigious Darras Hall Estate.

Offering a Striking Open-Plan Kitchen/Family Room Extension With Vaulted Ceiling and Feature Trusses, Spacious Living Accommodation, Mature Gardens, and Excellent Proximity To The Cafes, Shops, And Local Amenities Of Broadway.

The home features a thoughtfully extended layout with a light-filled kitchen/family room enjoying direct garden access, vaulted ceilings, and exposed beams. Additionally there is a very useful, utility room, a ground floor shower room with WC, four well-proportioned double bedrooms, and a sizeable family bathroom.

With driveway parking - a substantial garage (offering the possibility of even further development) and established gardens, this home presents an ideal opportunity for families seeking comfort, space, light and a prime residential setting. The property is just a short walk from the local cafes, restaurants and shops along with excellent access and nearby transport links.

Freehold – Council Tax Band F – EPC D.

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The internal accommodation briefly comprises: Entrance through a convenient porch leading into a welcoming inner hallway, a shower room which includes a WC for added practicality and to the right is a generously sized living room.

To the rear, the true heart of the home lies in the stunning open-plan kitchen/ living/ family room, extended to include a vaulted ceiling that fills the space with natural light. This superb living area provides direct access to the rear garden, allowing for easy indoor-outdoor living and making it ideal for modern family life.

Upstairs, the first-floor landing leads to four well-proportioned double bedrooms, all offering comfortable accommodation. A spacious family bathroom completes the upper level, serving all bedrooms.

Externally, the property is set within beautifully maintained mature gardens, enjoying a sunny aspect that creates a tranquil space for outdoor dining, gardening, or entertaining. The home is positioned on a highly sought-after street within Darras Hall, just a short walk from a nature reserve, local shops, and excellent school access and nearby transport links including a bus stop.



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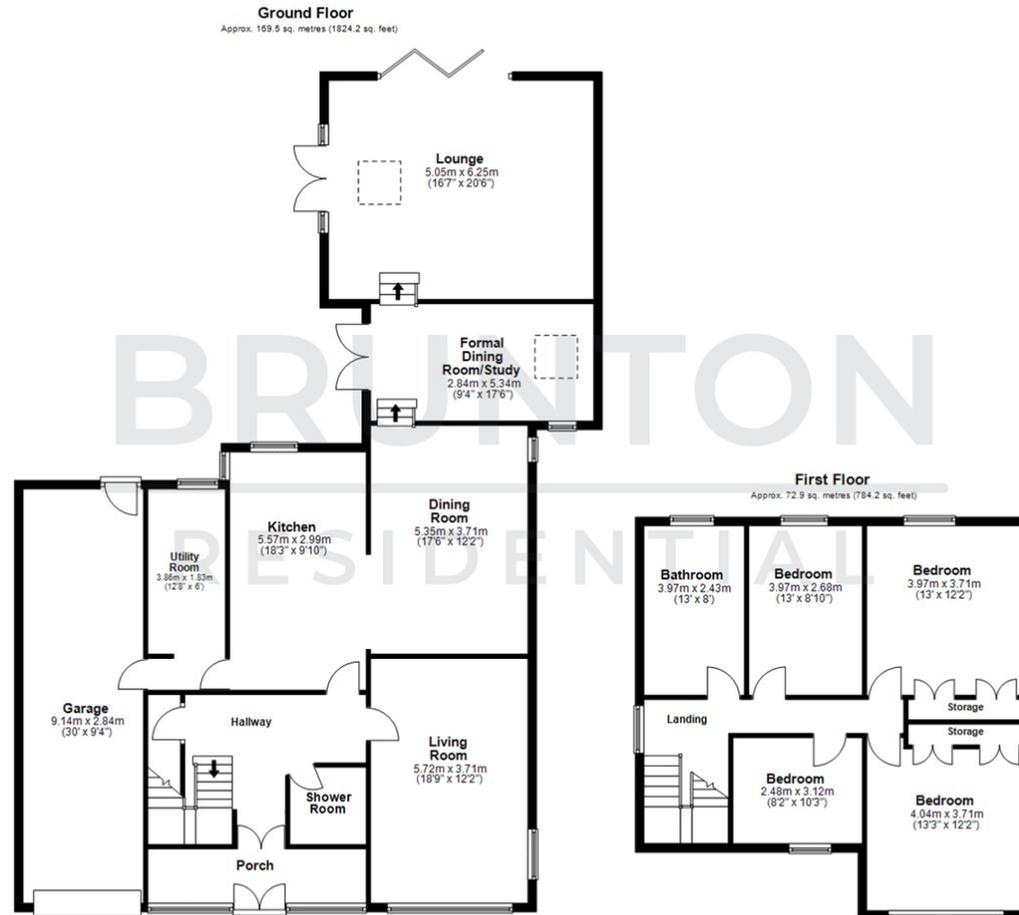
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : F

EPC RATING : D



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		65	70
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	