

# BRUNTON

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## RESIDENTIAL



**LINDEN WAY, DARRAS HALL, NE20**

**Offers Over £595,000**

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Detached Four Bedroom Family Home Situated on a Desirable 0.25 Acre Plot with Both Front and Rear Lawned Gardens Boasting Close to 1,800 Sq ft with Two Generous Reception Rooms, Kitchen/Breakfast Room plus Utility, Four Bedrooms, Family Bathroom plus Ground Floor Shower Room, Multi-Car Driveway and Integral Garage with No Onward Chain!

This great, detached family home is ideally located on the desirable Linden Way, Darras Hall. Linden Way, which is tucked just off from Middle Drive and Woodside, is perfectly placed to provide excellent access into Ponteland Village with excellent array of shops, public houses and cafes as well as the shops and amenities of The Broadway.

The property is also positioned just a short walk from Darras Hall Schools and open green spaces which is ideal for those with younger children and pets. Priced to reflect some decorative modernisation, the property is offered to the market with no onward chain.

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The internal accommodation comprises: Entrance hall with a convenient ground-floor WC and stairs to the first floor. The spacious dining room is located to the right and enjoys wooden flooring and windows with aspects to the side and front of the property, as well as double doors opening back into the hallway.

To the left of the entrance hall is the kitchen/breakfast room, enjoying tiled floors and splashbacks, along with views out over the rear gardens. The space also benefits from a range of fitted wall and base units and integrated appliances, allowing plenty of work surfaces and storage. A door from the kitchen leads to a useful utility area with plumbing for appliances, a sink and further storage space. The utility also gives access to a ground floor shower room and a door leading to the front of the house.

The hallway then leads through and into the impressive and extended living room, that enjoys an abundance of natural light due to glass sliding doors spanning the width of the room. These sliding doors provide direct access out onto the rear garden, allowing for seamless indoor-outdoor living.

The stairs then lead up to the first-floor landing, where there are four well-proportioned bedrooms and a family bathroom. Two smaller bedrooms are situated to the left, whilst to the right, are two large bedrooms. The bathroom features a three-piece suite and benefits from part-tiled walls.

Externally, the property enjoys a long driveway, providing ample off-street parking for multiple vehicles, along with a single garage. The property also features large lawned gardens to both the front and rear, with the front garden being surrounded by mature trees and shrubs, and the rear garden being particularly exceptional. Laid mainly to lawn, this space is ideal for family living and entertainment, with mature trees and shrubs creating a private and peaceful setting.



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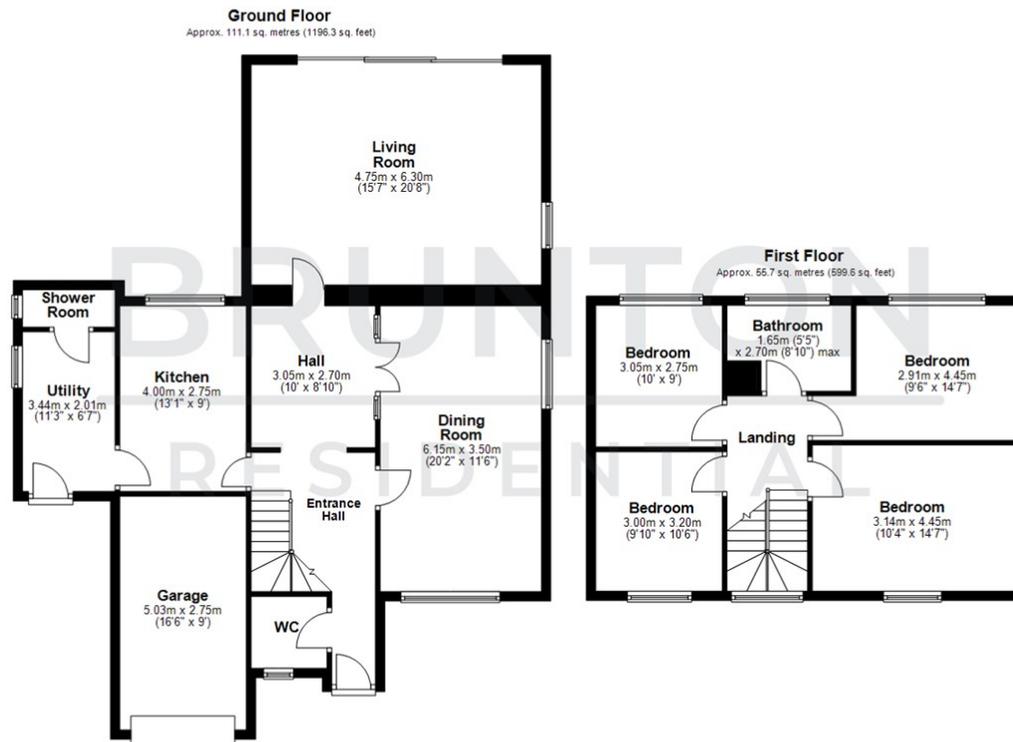
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND :

EPC RATING :



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			
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	