

**BRUNTON**  
RESIDENTIAL



**ERRINGTON ROAD, DARRAS HALL, NE20**

Asking Price £855,000

# BRUNTON

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## RESIDENTIAL





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Spacious and Versatile Five-Bedroom Detached Home Positioned on a Southwest-Facing 1/4 Acre Plot in Sought-After Darras Hall. Featuring Extensive Terrace and Patio Areas, Multiple Reception Spaces, Ample Driveway Parking, and Ground Floor Bedroom with En-Suite Facilities.

The property offers a flexible internal layout including a bright reception hall, generous lounge with French doors to the garden, and a luxurious open-plan dining kitchen with central island breakfast bar. Additional features include a utility room, ground floor WC, converted garage sitting room, and five bedrooms across two floors—two with en-suite facilities. The home is well-suited to multi-generational living or families needing space to grow.

Located in prestigious Darras Hall, the property enjoys a quiet yet well-connected setting with access to local shops, well-regarded schools, and transport links into Ponteland and Newcastle. The elevated position offers beautiful views towards the Cheviot Hills. Council Tax Band F - Freehold - EPC Rating C.

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Internal accommodation briefly comprises: The entrance door opens into a bright and spacious reception hallway. To the left, you step into a generous lounge featuring French doors that open into the sunny garden and patio area, making the most of the property's position. Toward the rear, you'll find a luxurious open-plan dining kitchen, complete with a central island, granite work surfaces, integrated seating area, and French doors leading out onto a large wrap-around deck.

Also on the ground floor is a convenient WC, a well-sized utility room with fitted units and granite counters, and a versatile double bedroom with its own en-suite. The converted garage has been transformed into an additional reception space, perfect as a teenage lounge or snug, and includes further access to the decking. A front-facing storage area remains, retaining the original garage door for visual continuity.

Upstairs, the first-floor landing leads to a further four, sizeable bedrooms. The principal suite enjoys a dual aspect with panoramic views towards the Cheviot Hills, fitted wardrobes, and a stylish en-suite bathroom. Three further bedrooms, one currently used as a home office, are served by a high-quality family bathroom.

Externally, the property is positioned on a generous southwest-facing plot of approximately a quarter of an acre. A large driveway provides ample off-street parking and leads to the front store. The beautifully landscaped rear garden is a standout feature, offering a substantial wrap-around decking area, a spacious patio, and lush lawn.



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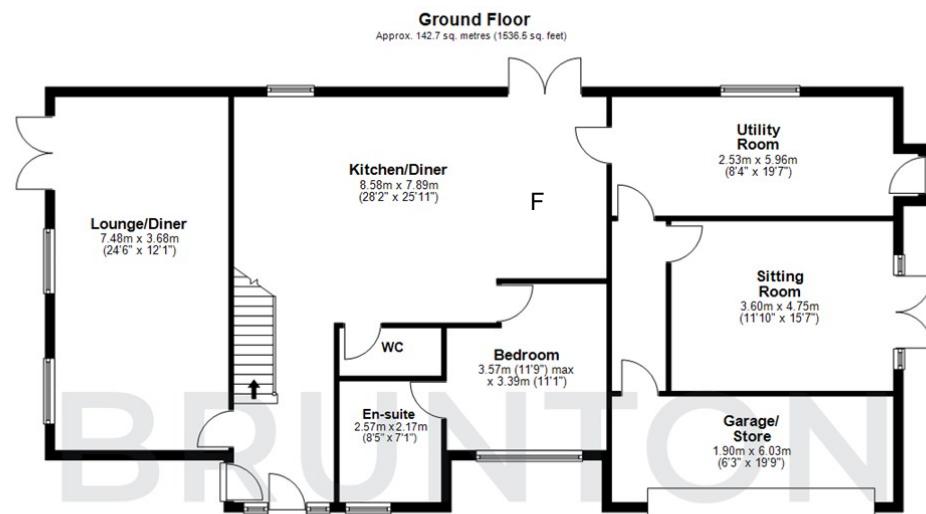
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : F

EPC RATING : C



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) 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	