

BRUNTON
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RUNNYMEDE ROAD, DARRAS HALL, NE20

Asking Price £600,000

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Brunton Residential is delighted to present this three-bedroom semi-detached house, located on the highly sought-after Runnymede Road in Darras Hall.

This property offers three well-proportioned bedrooms and a spacious open-plan lounge, kitchen, and dining area, featuring a large fireplace with a stove, and bi-fold doors that open onto the rear garden. The property further benefits from a utility room with access to the garage, a well-sized driveway providing ample parking, and a south-facing rear garden.

Darras Hall is a desirable area with easy access to local amenities, including excellent schools, parks, shops, leisure facilities and transport links.

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Upon entering, you are welcomed into a reception hallway, which includes a convenient downstairs storage cupboard. From here, you have access into the spacious kitchen/dining area, with bi-fold doors that open onto the rear garden, and a lounge featuring a large fireplace with a stove.

Additionally, there is a utility room, offering access to the downstairs WC and providing extra storage space.

Upstairs, the landing leads to two well-sized rear-facing bedrooms that overlook the garden, while a front-facing bedroom, currently used as a dressing room, offers versatility. This room also offers fitted wardrobes. The fully tiled family bathroom is also located on this floor and is equipped with a bath, walk-in shower, wash basin, and WC.

Externally, the property is complemented by a generous driveway, offering ample parking spaces and leading to a garage. The south-facing rear garden is a standout feature, enjoying a patio area overlooking the garden, perfect for entertaining.



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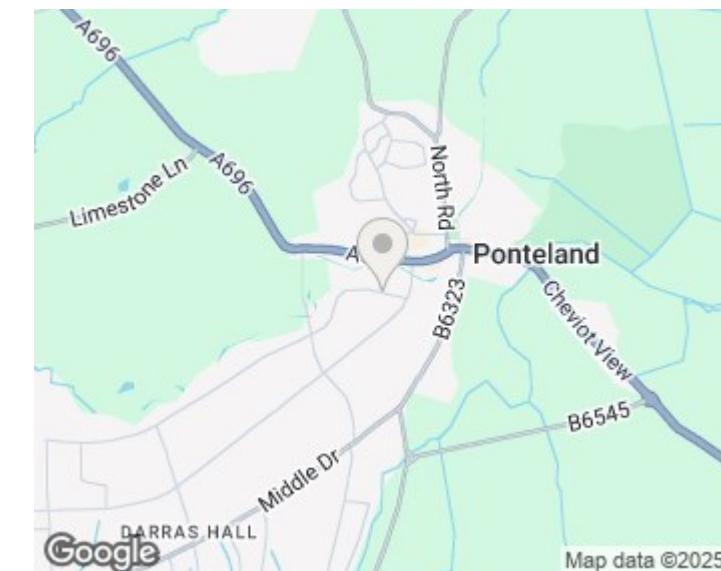
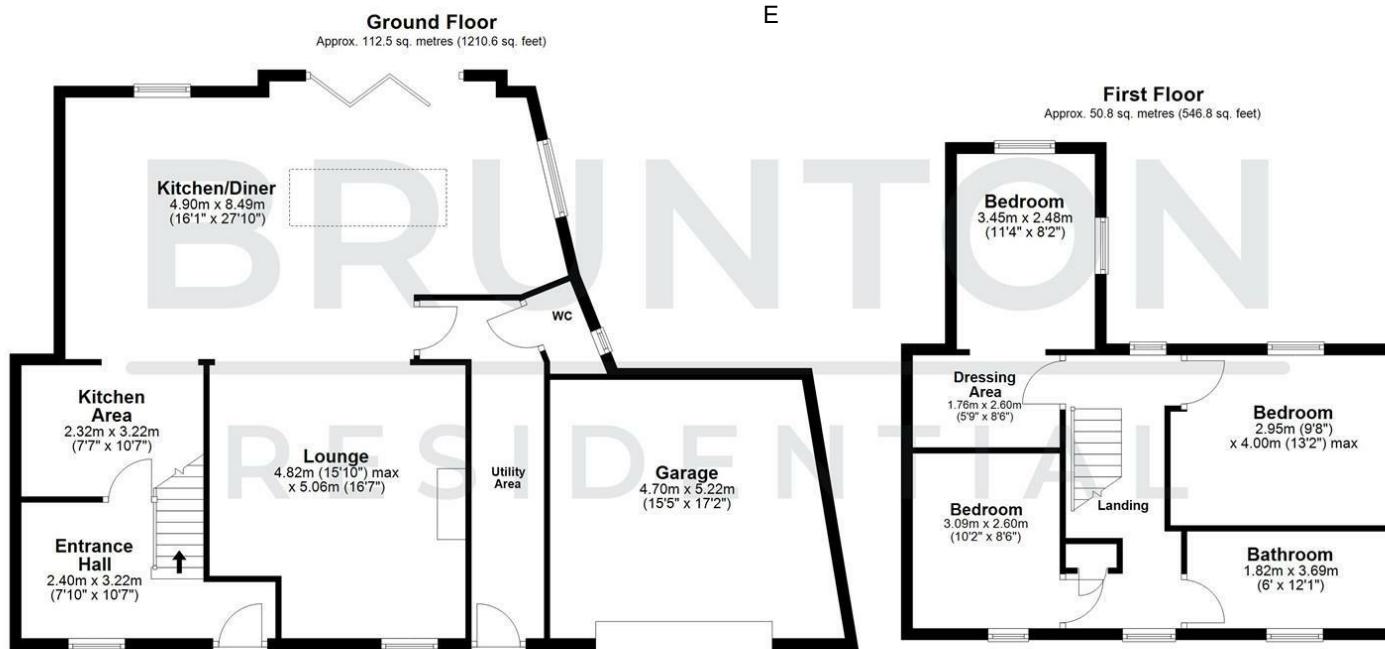
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland
County Council

COUNCIL TAX BAND : E

EPC RATING : D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	70	55
(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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	70	55
(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