



125 Runnymede Road, Northumberland, NE20 9HL

Offers Over £1,000,000

Hive Estates presents this stunning new build 5 bedroom detached house, situated on an impressive angled 1/3 acre plot on Runnymede Road in Darras Hall, to the market. Designed by an architect and completed to a high specification with great attention to detail, this attractive technology enabled home was completed in September 2019 and is available to purchase with no onward chain. With a modern design, it has been fully rendered and is fitted with dark grey aluminium double glazing.

Surrounded by newly laid mature lawns, it features a well landscaped south facing garden with patio terraces to the rear and plum slate rockeries and steps up into the rear garden. There is a private block paved driveway with walled entrance and exterior lighting, featuring gated access through an electric Aluwood sliding gate with remote operating controls. There's a pergola in the front garden, and the plot is lined with tall trees and hedges, offering enhanced privacy and screening from neighbouring properties. This home features approximately 4000 sq ft of accommodation, and benefits from a large double internal garage with electric up and over door and remote control with automatic lighting.

Inside, the property benefits from a vestibule entrance accessed through a composite front door leading to a fabulous feature hallway with solid oak flooring and spotlighting. There's a tiled downstairs WC and basin to the left and ahead is a contemporary staircase with glass panels and complimented by impressive oak trims. There's two sets of double oak doors with glass panelling either side of the hallway leading to two large reception areas occupying the remainder of the ground floor.

To the left is an impressive open plan kitchen, dining and living space, with an L-shape layout. The kitchen has been fitted with stylish dark blue units and rustic brass handles, and features two integrated ovens, along with an integrated microwave, dishwasher and wine cooler. There's an island in the centre of the kitchen, with drawers either side, at the opening to the living and dining space. There's space for an American fridge freezer, and the floor has been laid with large tiles and has underfloor heating. There's quartz marble effect worktops and porcelain tiled splashbacks with a pull down spray mixer tap over the sink. There's a door leading through into a separate utility room, also with tiled flooring and oak bench tops with an additional sink and space for washing machine and dryer. The garage is accessed through this utility also and has a solid floor with motion-sensitive light sensors that turn the lights on and off automatically. There's 4K CCTV accessed through mobile device surrounding the property, controlled in the garage, along with an ethernet internet system that is also enabled from the garage. To the rear of the open plan living space are two sets of four-door bi-folding aluminium French doors which completely transform the space when opened.

On the other side of the hallway is the second reception room, which is divided into two formal reception rooms, both with solid oak flooring and windows and doors surrounding. A unique shape, the garden room would be a perfect living area and allows for plenty of light through its panoramic windows and the reception room is an ideal formal dining space.

Up to the second floor, there's five double bedrooms, each fitted with thick pile carpet and spotlighting. There's a spacious master bedroom with en-suite, featuring porcelain tiling on the floors and walls and a walk in rain shower with contemporary fixtures and fittings. There's an outstanding

family bathroom, with freestanding bath, separate shower and stunning porcelain tiling. Three of the bedrooms have sliding aluminium bifold Juliet balconies.

The property benefits from a gas central heating system with a tank system for additional hot water along with the underfloor heating that's fitted in the kitchen, living and dining room. There's anthracite designer radiators fitted in the rest of the property, and the home comes with a 2 year new build warranty. The property is freehold, and viewings are recommended to inspect the incredible standard of accommodation available.

DINING AREA/KITCHEN 17'8" 25'5" (5.40 7.76)

LOUNGE 22'11" 13'0" (7 3.98)

HALL 20'1" 13'3" (6.14 4.05)

SUN ROOM 13'1" (4.00)

DOUBLE GARAGE 16'4" 18'0" (5.00 5.51)

UTILITY 6'8" 10'10" (2.04 3.31)

BEDROOM 1 60'4" 48'10" (18.4 14.9)

EN SUITE 6'6" 8'2" (2.00 2.50)

BEDROOM 2 17'6" 14'5" (5.35 4.40)

BEDROOM 3 21'7" 13'1" (6.60 4.00)

BEDROOM 4 12'6" 13'1" (3.83 4.00)

BEDROOM 5 16'5" 14'0" (5.01 4.28)

BATHROOM 2'1" 14'9" (0.66 4.50)

Floor Plan

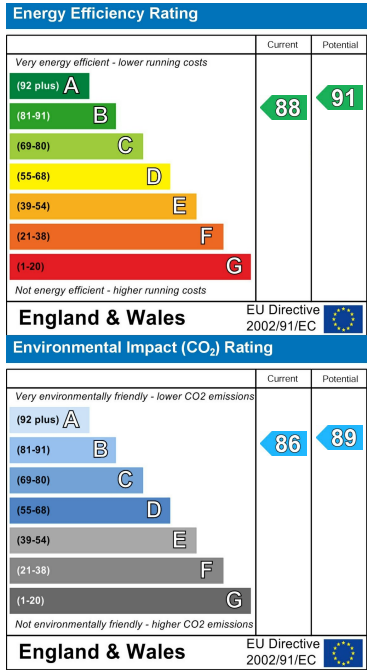


Total area: approx. 350.4 sq. metres (3771.6 sq. feet)

Area Map



Energy Efficiency Graph



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