







3



2



1

- Rare To The Market
- Beautiful Cottage
- Three Bedrooms
- Stunning Kitchen/Family Room
- Spacious Family Accommodation
- Sunny Rear Garden
- Ample Off-Street Parking
- Envious Location
- Council Tax Band \*D\*
- Viewing Essential







**\* Rare to the Market, Polwarth Drive, Brunton Park \***

A truly rare opportunity to acquire this stunning cottage, a charming and historic three-bedroom home situated in the heart of the ever-popular Brunton Park. This unique property blends rich character with contemporary living, offering spacious and beautifully presented family accommodation in an enviable location.

The area boasts a wealth of local amenities including well-regarded schools, shops, post office, pharmacy, and leisure facilities with further amenities offered in Gosforth and Newcastle via regular public transport links and the A1 motorway.

Internally the property is made up of a welcoming entrance hallway, a bright and airy sitting room, dining area and sunroom with French doors out to the rear. The kitchen is fitted with stylish units and complementing work surfaces providing ample storage and workspace. Upstairs, three well-proportioned bedrooms provide ample space for families or guests, the main bedroom features fitted wardrobes, and there is a contemporary family bathroom WC and a separate WC on the landing. The interiors are light-filled and welcoming, with a lovely sunny aspect to the rear, enhancing the connection between the home and its private, landscaped garden.

Outside, the rear garden is a peaceful retreat that enjoys sun for most of the day, while the front offers ample off-street parking – a rare find in such a sought-after area.

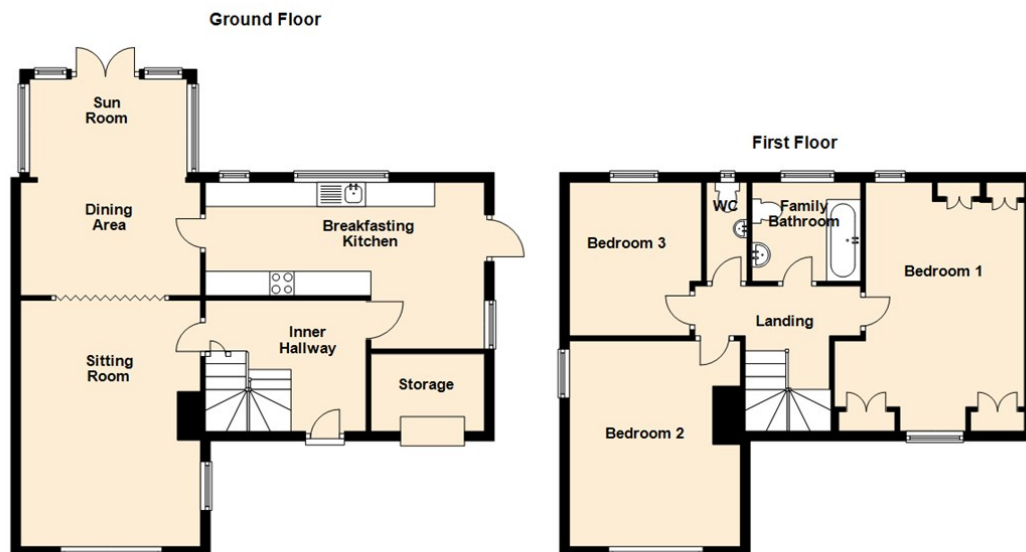
Further benefits include gas central heating, double glazing, and storage space with garage door access.

Rich in history and charm, Rose Cottage is a truly special home in a peaceful, well-established neighbourhood. Early viewing is essential, as properties of this nature and setting seldom come to market. For more information, please call our Gosforth team on 0191 236 2070.

#### Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licensed legal representative.

Council Tax band \*D\*.



Lounge 12'5" x 16'7" (3.79 x 5.07)

Dining/Sun Room 15'3" x 12'1" (4.66 x 3.69)

Kitchen 10'6" x 15'10" (3.21 x 4.83)

Bedroom One 11'3" x 16'3" (3.43 x 4.96)

Bedroom Two 13'11" x 11'4" (4.25 x 3.474)

Bedroom Three 8'1" x 9'9" (2.47 x 2.99)

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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## The difference between house and home

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