

# BRUNTON

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RESIDENTIAL



**ORANGETIP GARDENS, NEWCASTLE UPON TYNE**

Offers Over £587,500



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**SOUGHT AFTER LOCATION & BUILD STYLE - 5 BED DETACHED - NO CHAIN**

Brunton Residential proudly presents this exceptional 5-bedroom detached Taylor Wimpey "Troon" style property, thoughtfully designed to provide expansive luxury living across three levels. The property is located in a sought after area of Great Park and is presented with no onward chain.



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The property comprises of a large entrance hallway, leading to a generously sized lounge and a separate study with front-facing views. At the rear, discover a sophisticated fitted kitchen/dining area and a family room, both adorned with French doors opening to the inviting rear garden. A practical utility room and WC add to the convenience on this level.

To the first floor, there is a master bedroom, complete with a walk-in wardrobe and an en-suite bathroom. Two additional bedrooms on this floor boast en-suite shower rooms.

The second floor unveils two more bedrooms and a chic bathroom, accessible from the central landing.

Outside, a double garage and a front driveway welcome you, while the expansive rear garden beckons, completing this elegant and well-appointed residence.





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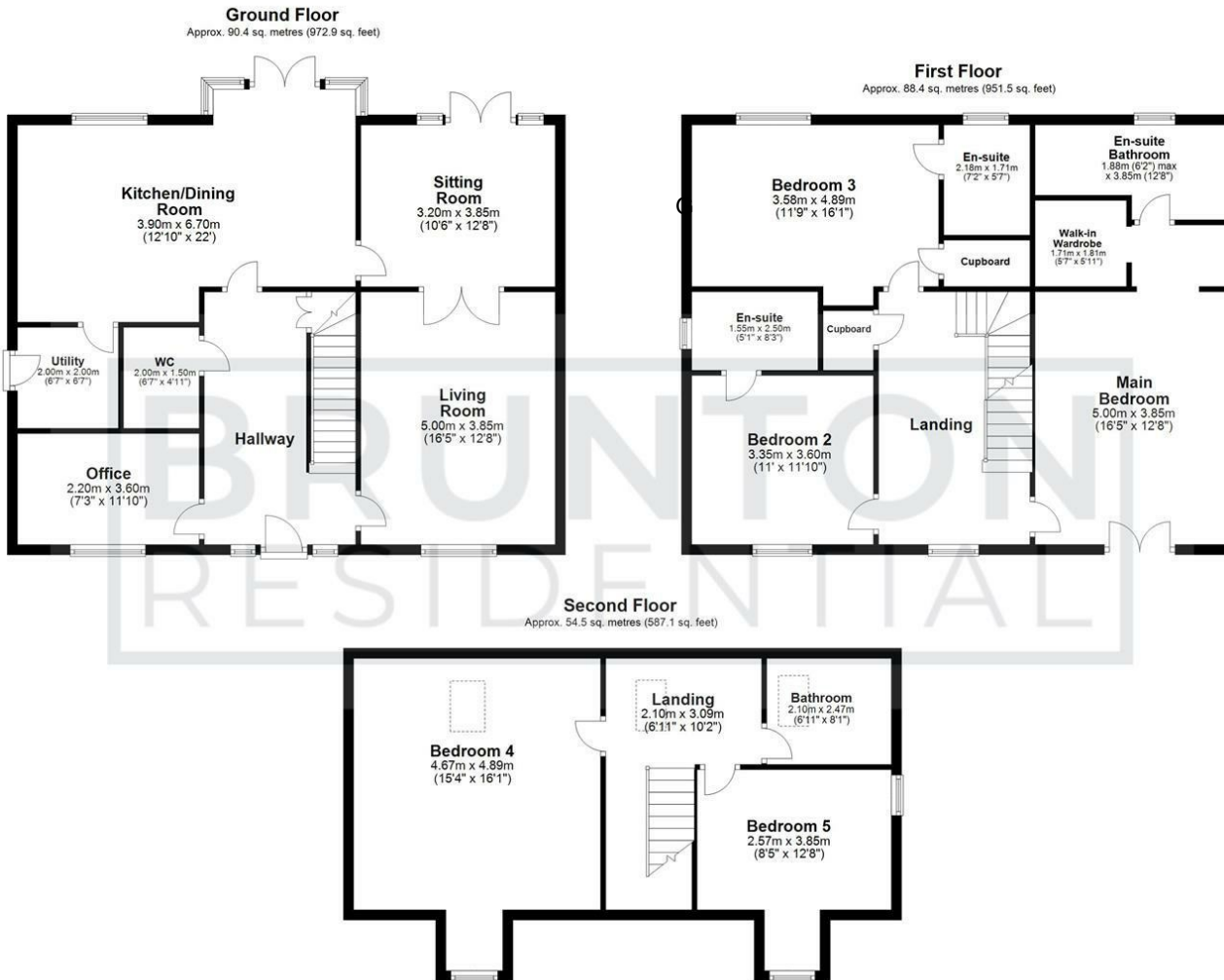
TENURE : Freehold

LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : G

EPC RATING : B

SERVICES :



All measurements are approximate and are for illustration only.  
Plan produced using PlanlUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		87	91
(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			
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			
EU Directive 2002/91/EC			