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Brackenpeth Mews

Newcastle Upon Tyne, NE3 5RS

FIVE BEDROOM - SOUGHT AFTER LOCATION - DETACHED

Brunton Residential are delighted to bring to the market this fantastic five bedroom home situated in the popular area of Melbury. This property in Brackenpeth Mews offers spacious living throughout and is close to local amenities, schools and 2.5 mile away from Gosforth High Street.

Offers Over £450,000

10 Brackenpeth Mews

Newcastle Upon Tyne, NE3 5RS



Accommodation briefly comprises of: Entrance hallway offering ample space with immediate access to the downstairs WC. From the hallway, you can also access the lounge which is an inviting space offering access to the rear gardens through patio doors and windows to the front. Across from the lounge, you will find a spacious second reception room with windows to the front. Leading on through the hallway you reach a superb size Kitchen/Diner with integrated appliances and excellent storage space, there is also access to the rear gardens through French doors. Next to this space you will find a utility room with matching cupboard and worktop surfaces to the kitchen and a door leading to the side of the property.

The first floor consists of a large landing offering access to a superb Master Bedroom, which has plenty of space for bedroom furniture and also offers great built-in storage space, this room is finished nicely with a well-equipped en suite. Next to this is a good size bedroom and next door to this is another fantastic sized bedroom also featuring excellent storage space with built in cupboards and another en suite.

Leading up to the second floor there is a landing area by a small landing with access to two generously sized bedrooms, both offering built in cupboards for storage space. This floor is complimented by a family bathroom that offers a built in shower/bath.

To the front of the property there is a pathway with direct access to the home, to the side of this there is a detached garage, a good size driveway, and off-street parking. To the rear of the property, the area consists of a lawn, paved, and a small decked area. This garden is surrounded by fenced boundaries offering privacy to this lovely home.

ON THE GROUND FLOOR

Hallway

19'8" x 7'6" (6.00m x 2.29m)

WC

Office

11'2" x 6'7" (3.40m x 2.00m)

Lounge

19'8" x 11'10" (6.00m x 3.60m)

Kitchen/Dining Room

7'10" x 11'2" (2.40m x 3.40m)

Utility

5'7" x 7'3" (1.70m x 2.20m)

ON THE FIRST FLOOR

Landing

Master Bedroom

14'4" x 11'10" (4.36m x 3.60m)

En-suite

5'1" x 7'9" (1.54m x 2.36m)

Bedroom

7'10" x 7'10" (2.40m x 2.40m)

Bedroom

14'8" x 11'2" (4.47m x 3.40m)

En-suite

6'8" x 11'2" (2.04m x 3.40m)

ON THE SECOND FLOOR

Landing

Bedroom

14'5" x 11'1" (4.39m x 3.38m)

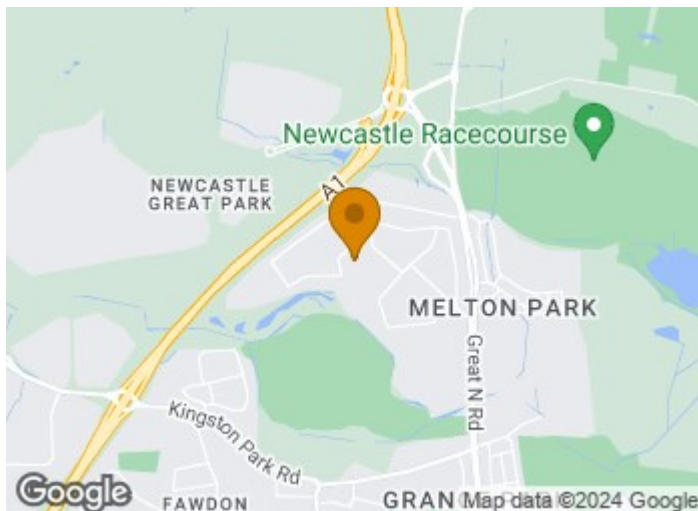
Bathroom

9'6" x 7'7" (2.90m x 2.30m)

Bedroom

14'5" x 11'10" (4.39m x 3.61m)

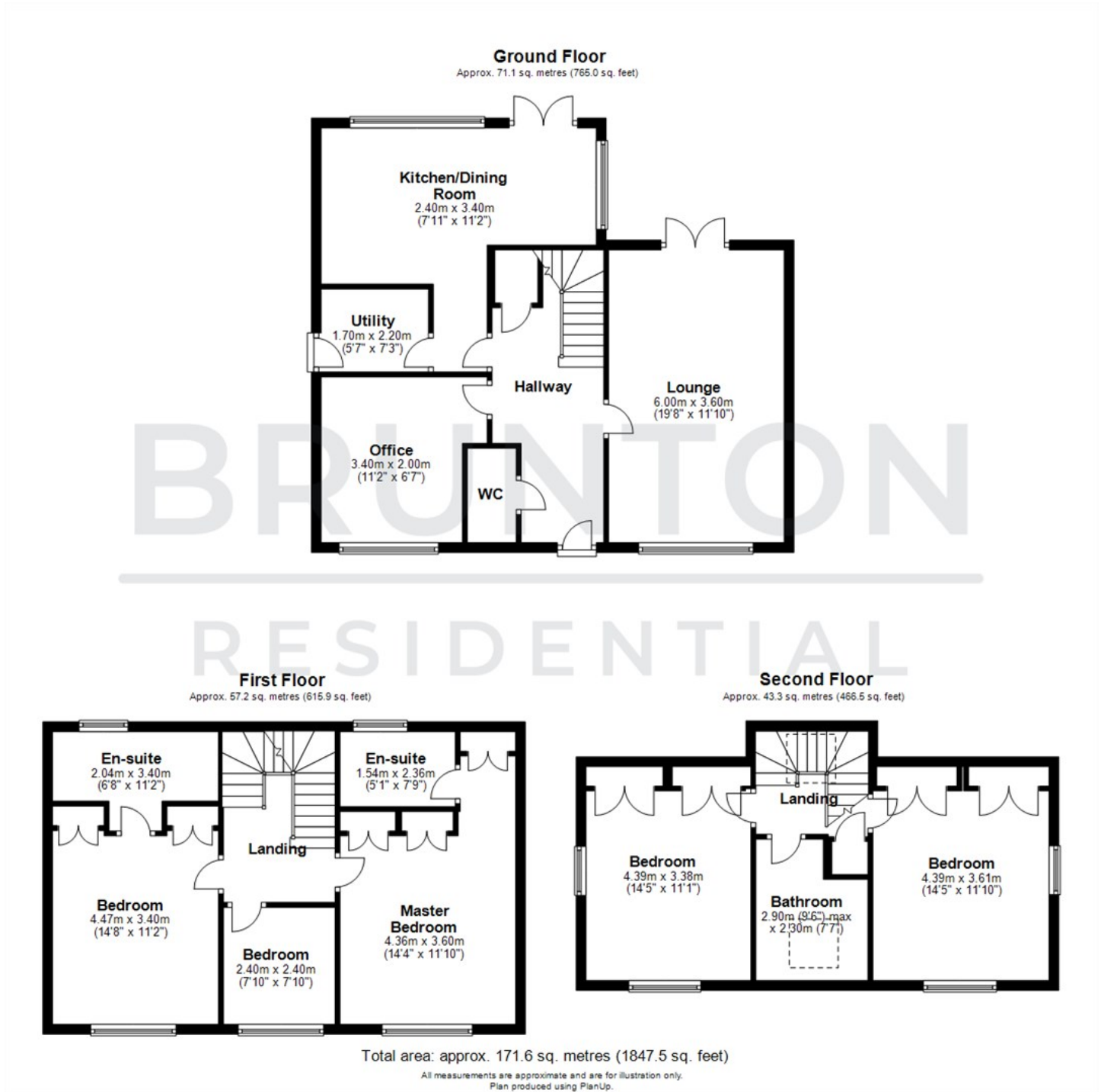
Disclaimer



- DETACHED
- SOUGHT AFTER LOCATION
- 360 VIRTUAL TOUR
- FIVE BEDROOM
- GREAT PARK
- GARAGE
- THREE BATHROOM
- GOSFORTH



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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 ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	