

# BRUNTON

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## RESIDENTIAL



**LAMBLEY WAY, GREAT PARK, NE13**

**Offers Over £575,000**



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Immaculately Presented & Stylish Modern Home Boasting an Open Aspect, Impressive Open Plan Kitchen/Dining & Family Space plus Two Reception Rooms, Five Double Bedrooms Including a Wonderful Principal Suite, Three En-Suites plus Family Bathroom, Delightful Landscaped Rear Gardens, Off Street Parking and Garage/Studio.

This exceptional, modern detached family home offers an enviable position and is perfectly located on Lambley Way, Great Park. Lambley Way, which is tucked off from Lynemouth and Leasingthorne Way, is placed close to the shops and amenities of Great Park.

The property is also situated close to excellent transport links, beautiful open green spaces and outstanding local schooling.

Gosforth High Street is also located only a short drive away, providing easy access to the excellent array of shops, cafes and restaurants.



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Boasting close to 2400 Sq ft, the internal accommodation comprises: Central entrance hall with ground floor guest WC and stairs leading to the first and second floors.

To the right-hand side of the hallway is a snug which is currently laid out as a study with west facing window and plantation shutters. To the left-hand side of the hallway is a lovely lounge, again with west facing window and shutters, with double Crittall style doors that open to the impressive, open plan kitchen/dining and family space. Two sets of French doors lead out onto the rear terrace and gardens.

The kitchen area enjoys integrated appliances with high gloss units and stone worktops and offers a door that leads into the utility room with a door to the side/driveway.

The stairs then lead up to the first-floor landing which then provides access to three, good sized double bedrooms, of which two offer en-suite facilities. The principal suite is generous in size and offers a dressing area with a walk-in wardrobe and access to a lovely en-suite bathroom with four-piece suite. Bedroom two is located to the rear and offers a study area and access to an en-suite shower room with three-piece suite. Bedroom three is currently laid out as a home Pilates studio but is also a good-sized double room.

The stairs then continue up to the purpose built second floor and lead to two further double bedrooms. Bedroom four offers access to an en-suite shower room and a private, west facing sun terrace with glass balustrades and open aspect views. Bedroom five is also a great sized double bedroom with west facing window. Family bathroom which is fully tiled with three-piece suite and Velux rooflight.

Externally, the property enjoys a well-presented front garden which is graveled with wrought iron railings. To the side is a large double driveway which leads to the detached double garage.

The garage has been converted by the current owners into a home office/studio and is ideal for those who are wishing to work from home or as a teenager's den. The garage still offers one secure parking bay with up and over door and further storage.

The rear gardens have been beautifully landscaped to include a lovely, paved patio seating area with fitted seating and entertaining area. The gardens provide a range of mature planted borders with raised beds, a central lawned area which is laid with artificial turf.

This superb, modern, detached family home is perfect for those with older children and early viewings are deemed essential.





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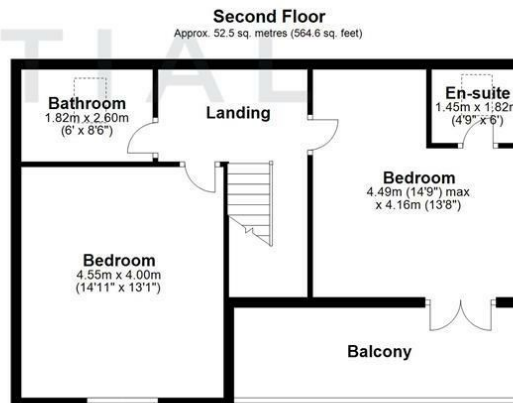
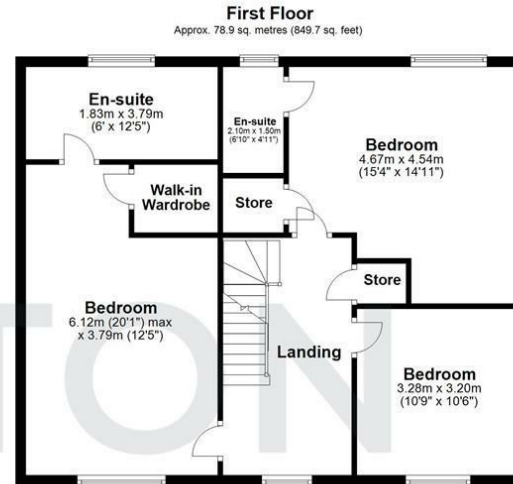
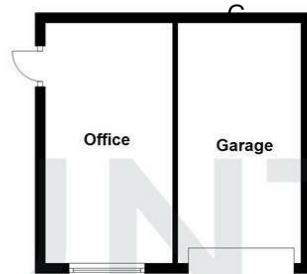
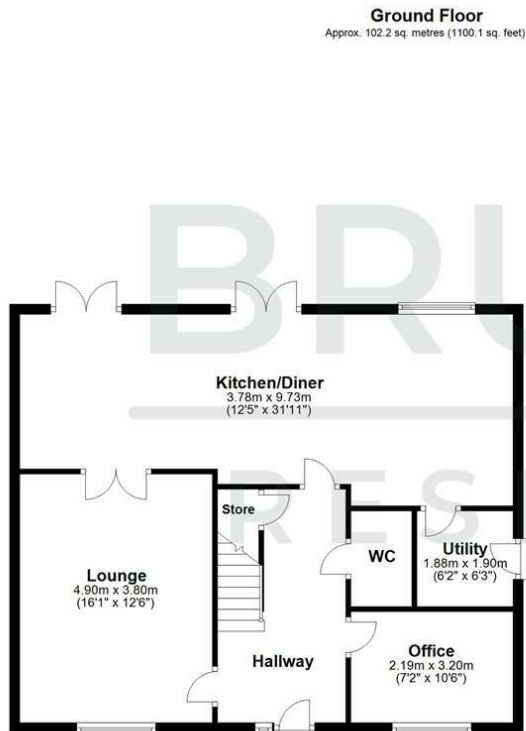
TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : G

EPC RATING : B

SERVICES :



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B	81	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	