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BRACKENPETH MEWS, GOSFORTH, NE3

Offers Over £450,000

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EXTENDED FAMILY HOME - SOUGHT AFTER LOCATION - FOUR BEDROOMS

Brunton Residential are delighted to offer for sale this superb, detached family home located on Brackenpeth Mews in Melbury, Great Park. This extended, four-bedroom property offers multiple, versatile reception rooms, a fantastic rear garden and is located close to local schools and amenities in central Gosforth.

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Accommodation briefly comprises; entrance hallway with downstairs WC and access to a bright lounge to the right. The lounge has two windows to the front allowing natural light to pour in and French doors leading to the dining room at the rear. To the left of the hallway is a versatile reception room currently utilised as a family room. To the rear of the property is a recently renovated kitchen/diner with modern wall and floor units, coordinated work surfaces, some fitted appliances and access to a convenient utility room and has French doors leading to the garden room. The formal dining room can also be accessed via the kitchen and has a door to the attached double garage. The property has been extended with a large garden room with bi-fold doors opening out into the garden.

To the first floor is a master bedroom with ensuite shower room, a further double bedroom with ensuite and two more bedrooms large enough for double beds and furniture. There is a small study and a family bathroom with WC, basin, bath and walk-in shower.

Externally, the property is located on a quiet courtyard and offers a front garden with lawns, seating area, pathway access to the property and iron-fenced boundary. There is a driveway for multiple vehicles and access to the double garage. To the rear is a private garden on two levels with large lawn, patio and seating area with mature plants around the perimeter and fenced boundaries.

Viewing is highly recommended to appreciate the accommodation on offer.



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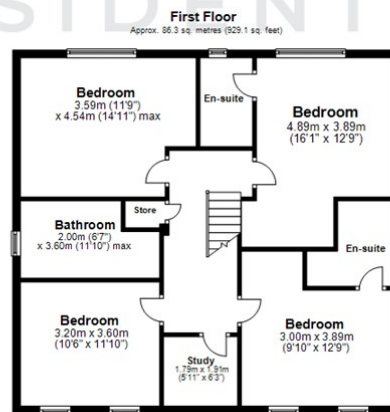
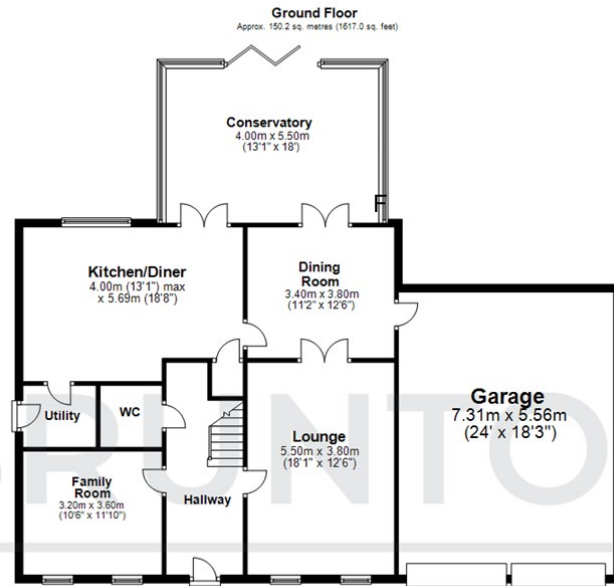
TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : F

EPC RATING : C

SERVICES :



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C	77	
(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			
(82 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	