

# BRUNTON

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RESIDENTIAL



**INGRAM DRIVE, NEWCASTLE UPON TYNE, NE5**

**£445,000**



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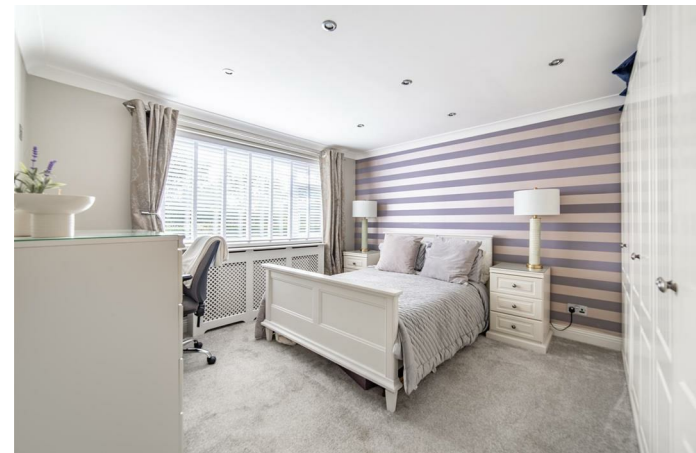
**EXTENDED TO THE REAR - FANTASTIC FAMILY HOME - SOUTH-FACING GARDEN**  
Brunton Residential are delighted to offer for sale this superb, detached home located on Ingram Drive within Chapel Park in Newcastle. This property is in fantastic condition throughout with off-street parking and garage, is situated in a quiet cul-de-sac and would make a great family home.



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Accommodation briefly comprises; an entrance hallway featuring a downstairs WC and a staircase leading to the first floor. On the ground floor, there is a large lounge with a feature wall and a bay window. To the rear of the ground floor is an impressive and extended kitchen/dining and family space with ample room for formal dining and entertaining and has French doors leading out to the rear gardens, and a door leading into the integral garage. The modern kitchen offers a range of wall and floor units, coordinated work surfaces and fitted appliances including dishwasher, oven, microwave and wine cooler.

The first floor consists of four bedrooms, three of which are doubles, one with an en-suite with walk-in shower and all bedrooms have fitted wardrobes. There is a modern bathroom equipped with a contemporary bath and shower.

Externally, the front features neatly lawned gardens, a large driveway providing off-street parking for multiple vehicles, and access to the garage. The large, south-facing rear garden offers a mixture of paved, decked, and lawned areas, along with a pergola.





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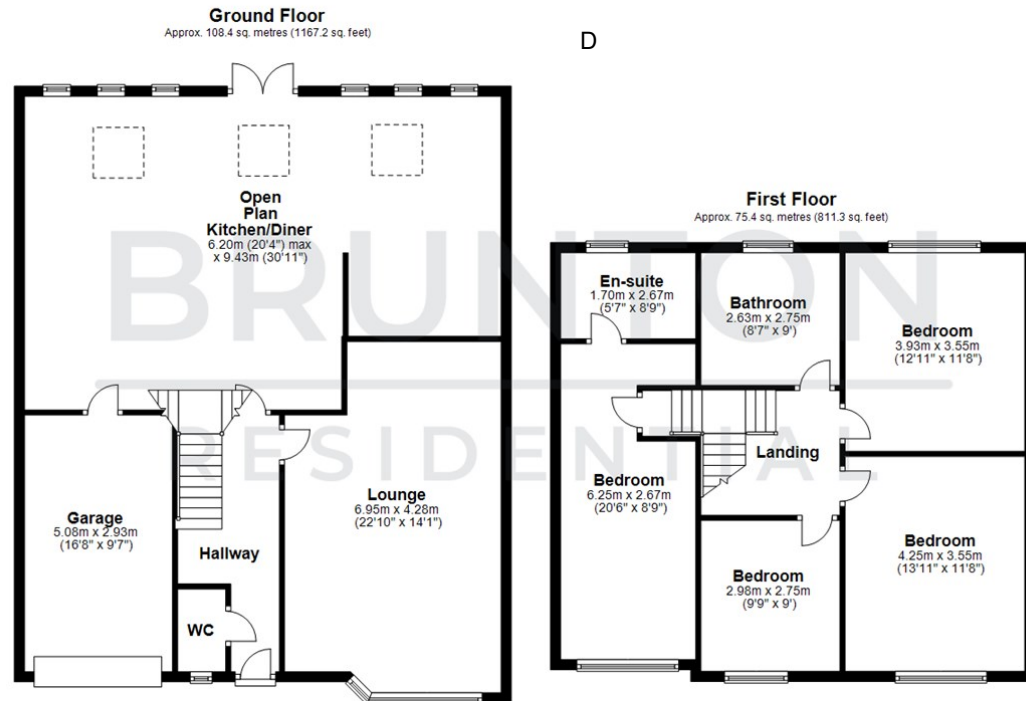
TENURE : Leasehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : D

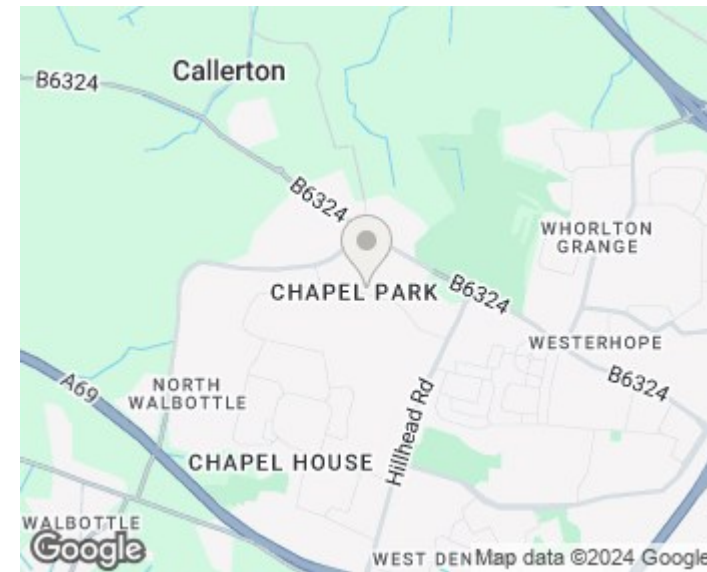
EPC RATING : C

SERVICES :



D

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



Energy Efficiency Rating	
	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	
Current: <b>74</b>	Potential: <b>82</b>
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating	
	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>	
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