

# BRUNTON

---

## RESIDENTIAL



**BUTTERBURN CLOSE, HAYDON GRANGE, NE7**

Offers In The Region Of £449,950

# BRUNTON

---

## RESIDENTIAL





# BRUNTON

---

## RESIDENTIAL



# BRUNTON

---

## RESIDENTIAL



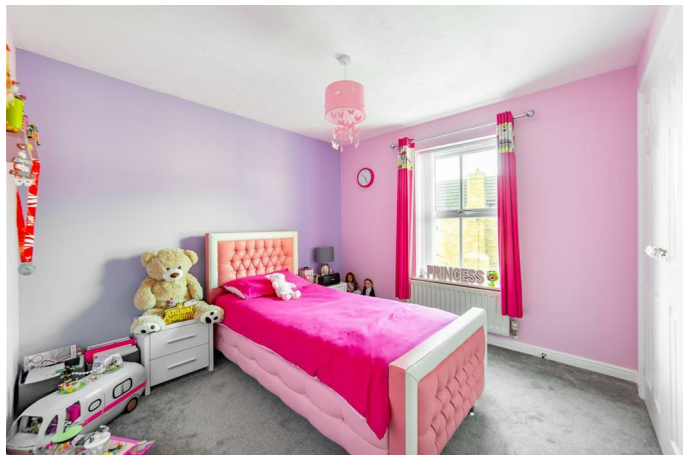
### DETACHED FAMILY HOME - FOUR BEDROOM - GREAT LOCATION

Brunton Residential presents this four-bedroom detached home in Haydon Grange, Newcastle Upon Tyne. Located close to local amenities such as Freeman Hospital, Coast Road, local parks and schooling. The property includes a living room with a fireplace, a practical kitchen with dining space, and four bedrooms, with the master featuring fitted wardrobes. There are two bathrooms, one with a shower-over-bath.

# BRUNTON

---

## RESIDENTIAL



# BRUNTON

---

## RESIDENTIAL

Internally, you are greeted by a practical entrance hall that leads to a convenient WC. To the left is the dining room, a flexible space ideal for family meals and gatherings. The kitchen, situated at the rear, offers plenty of storage and worktop space, with access to a utility room for additional practicality. The living room extends across the back of the property and opens into a conservatory, providing a seamless link to the garden, perfect for outdoor enjoyment.

On the first floor, the master bedroom includes an en-suite, offering privacy and convenience. The further three bedrooms are well-sized, providing comfortable spaces, while a central bathroom serves the remainder of the household.

Externally, this detached property features a traditional brick exterior, complemented by a paved driveway, offering ample off-street parking as well as a double garage. At the rear, a conservatory extends into the garden, providing additional living space and overlooking a paved patio area, ideal for outdoor seating. The rear garden is enclosed, ensuring privacy and offering space for leisure or gardening.



# BRUNTON

## RESIDENTIAL

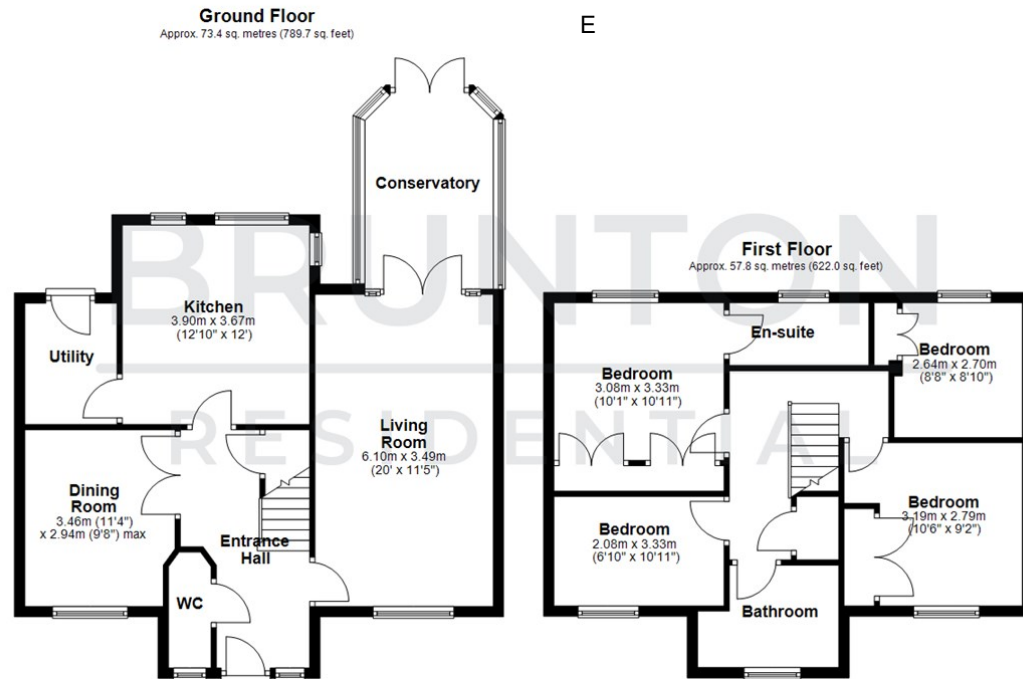
TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : E

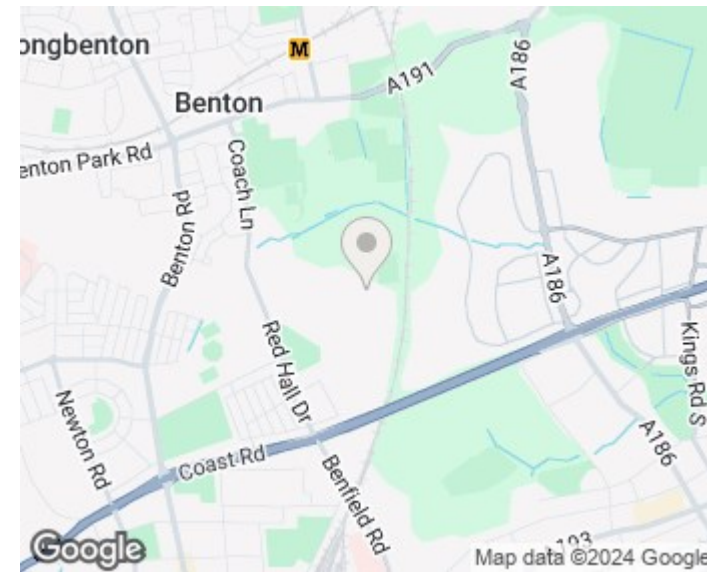
EPC RATING : C

SERVICES :



Total area: approx. 131.1 sq. metres (1411.7 sq. feet)

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) <b>A</b>			83
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	
(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			
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) <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			
England & Wales		EU Directive 2002/91/EC	