

# BRUNTON

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## RESIDENTIAL



**ELMWOOD PARK GARDENS, GREAT PARK, NE13**

**Offers Over £300,000**



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A delightful detached home situated in the desirable area of Elmwood Park Gardens, in Newcastle Upon Tyne. This well-presented property offers four good-sized bedrooms, two of which benefit from en-suite shower rooms, a spacious lounge, and an open-plan kitchen/diner, providing a comfortable living space.

Conveniently located with easy access to local amenities, schools, parks, and shops, this property also benefits from excellent transport links to Newcastle Upon Tyne.



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Upon entering, you are welcomed into an entrance hall that leads to a lounge at the front, featuring a bay window. To the rear, an open-plan kitchen/diner spans the width of the property, complete with granite work surfaces, integrated appliances, and a window overlooking the rear garden. Double doors provide direct access to the garden, while a utility room is conveniently located nearby. A WC completes the ground floor.

Upstairs, there are three well-proportioned bedrooms, one of which benefits from an en-suite shower room and a Juliet balcony. The second floor features a spacious loft room with its own en-suite shower room, Velux windows, and a storage cupboard.

Externally, the property has a well-maintained front garden with mature shrubs. The rear garden includes a large paved area, artificial lawn, and a decking area, all enclosed by fencing with access to the detached garage.





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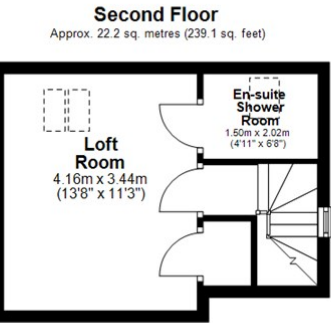
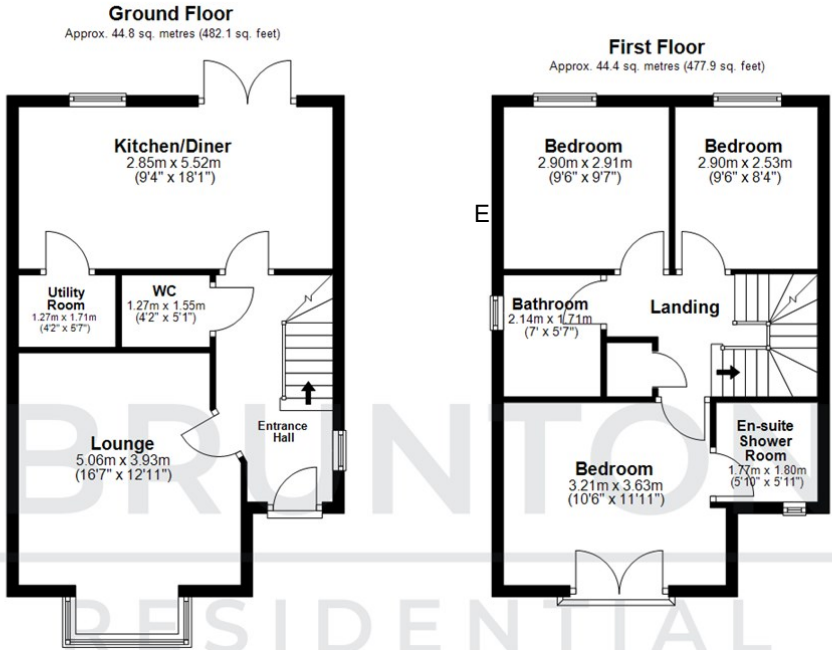
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : E

EPC RATING : B



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		93
(81-91) B	83	
(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	