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ELMWOOD PARK GROVE, GREAT PARK, NEWCASTLE UPON TYNE, NE13

£245,000

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A well-presented home situated in Elmwood Park Grove, within Great Park, Newcastle upon Tyne, featuring three well-proportioned bedrooms, with the master bedroom benefiting from an en-suite shower room, and another benefiting from built-in wardrobes. The property further benefits from a garage, off-street parking and rear garden.

Located in the sought-after Great Park area, this home enjoys easy access to a variety of local amenities, including shops, parks, and schools. Excellent transport links ensure convenient connections to Newcastle city centre and surrounding areas.

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Upon entering, you are welcomed into an entrance hall providing access to a generous lounge with a front aspect window. From here, a hallway leads to the first-floor landing via stairs and offers access to the integral garage, a WC, and the kitchen/diner at the rear, which features double doors opening to the garden and a window overlooking the outdoor space.

Upstairs, there are three well-proportioned bedrooms, one with built-in wardrobes and the principal bedroom benefiting from double doors to a balcony and an ensuite shower room. A storage cupboard and a family bathroom, fitted with a bath, overhead shower, wash basin, and WC, complete this floor.

Externally, the property offers a driveway for off-street parking leading to the garage, along with a rear garden laid to lawn, featuring a paved seating area, all enclosed by fencing.



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TENURE : Freehold

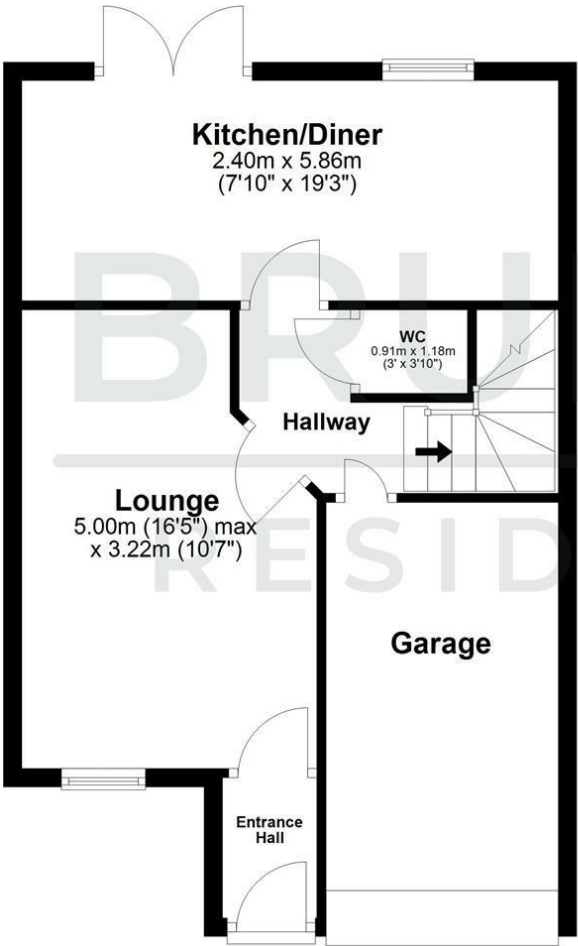
LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : C

EPC RATING : B

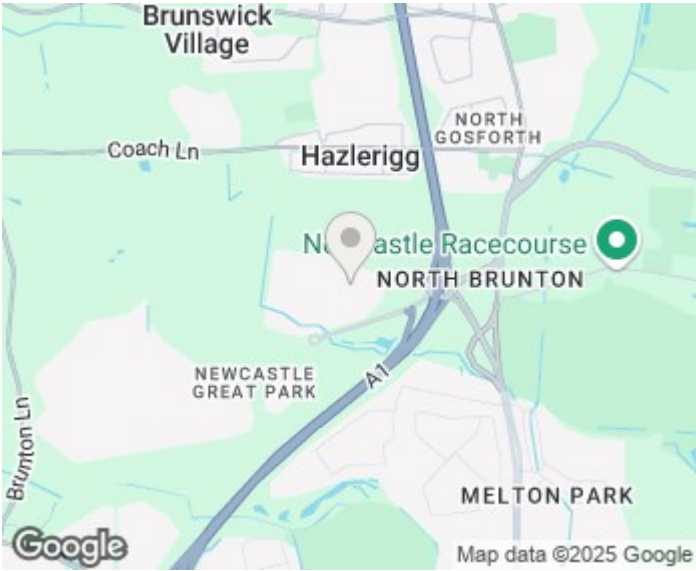
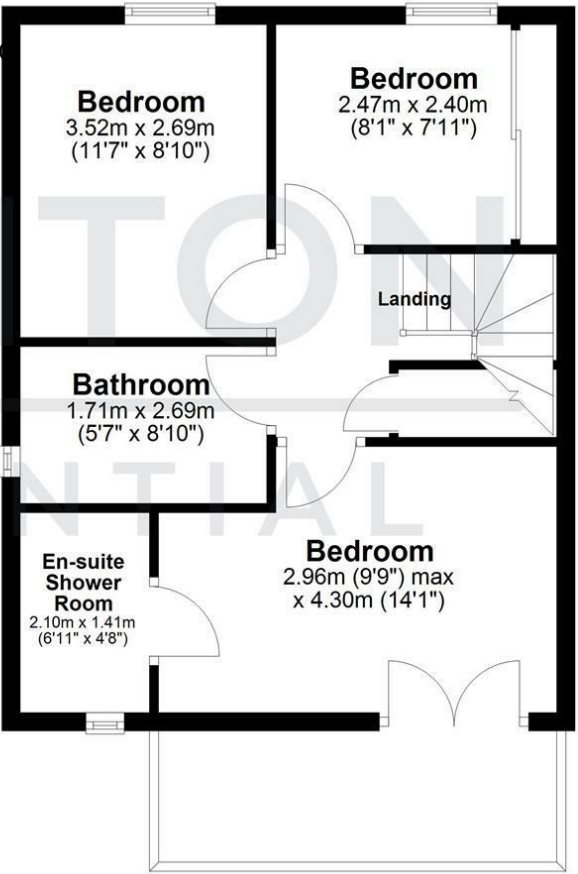
Ground Floor

Approx. 49.9 sq. metres (537.0 sq. feet)



First Floor

Approx. 44.3 sq. metres (476.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	