

BRUNTON

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ORANGETIP GARDENS, GREAT PARK, NE13

Offers Over £560,000

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Brunton Residential are delighted to welcome to the market this 'Turnberry' by Taylor Wimpey on the desirable Orangetip Gardens, Newcastle upon Tyne. This property offers five good-sized bedrooms, with the master benefiting from built-in wardrobes and an en-suite bathroom, while another bedroom also features built-in wardrobes.

The home also enjoys a lovely open-plan kitchen/diner, a spacious rear garden, and a detached garage, providing off-street parking.

Situated in the sought-after Great Park area, this property enjoys excellent local amenities, including shops, schools, and green spaces. It also benefits from convenient transport links to Newcastle city centre and surrounding areas, making it an ideal location for families and professionals alike.

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Upon entering, you are welcomed into a hallway featuring wood-effect flooring and a staircase leading to the first-floor landing. To the front of the property, there is a versatile room, currently used as an office. Opposite, a good-sized lounge benefits from a front-aspect window and double doors opening into an additional reception room at the rear, which also provides access to the garden via a further set of double doors.

Adjacent to the rear reception room is a generous kitchen-diner, complete with integrated appliances, wood worktop surfaces, and a window overlooking the garden. Double doors lead directly outside. A utility room, with a door to the side of the property, and a ground-floor WC complete the downstairs accommodation.

On the first floor, the landing provides access to a storage cupboard and three well-proportioned bedrooms. The family bathroom is fitted with a separate shower, washbasin, and WC. One of the bedrooms benefits from built-in wardrobes and double doors opening onto a Juliet balcony, while the master bedroom also enjoys built-in wardrobes along with an en-suite bathroom.

The second floor offers two additional bedrooms, both featuring Velux windows. These rooms are served by a bathroom, which includes a bath, washbasin, and WC.

Externally, the property features a well-kept front garden and a driveway leading to a detached garage. To the rear, a sizable garden is mainly laid to lawn and enclosed with fencing.



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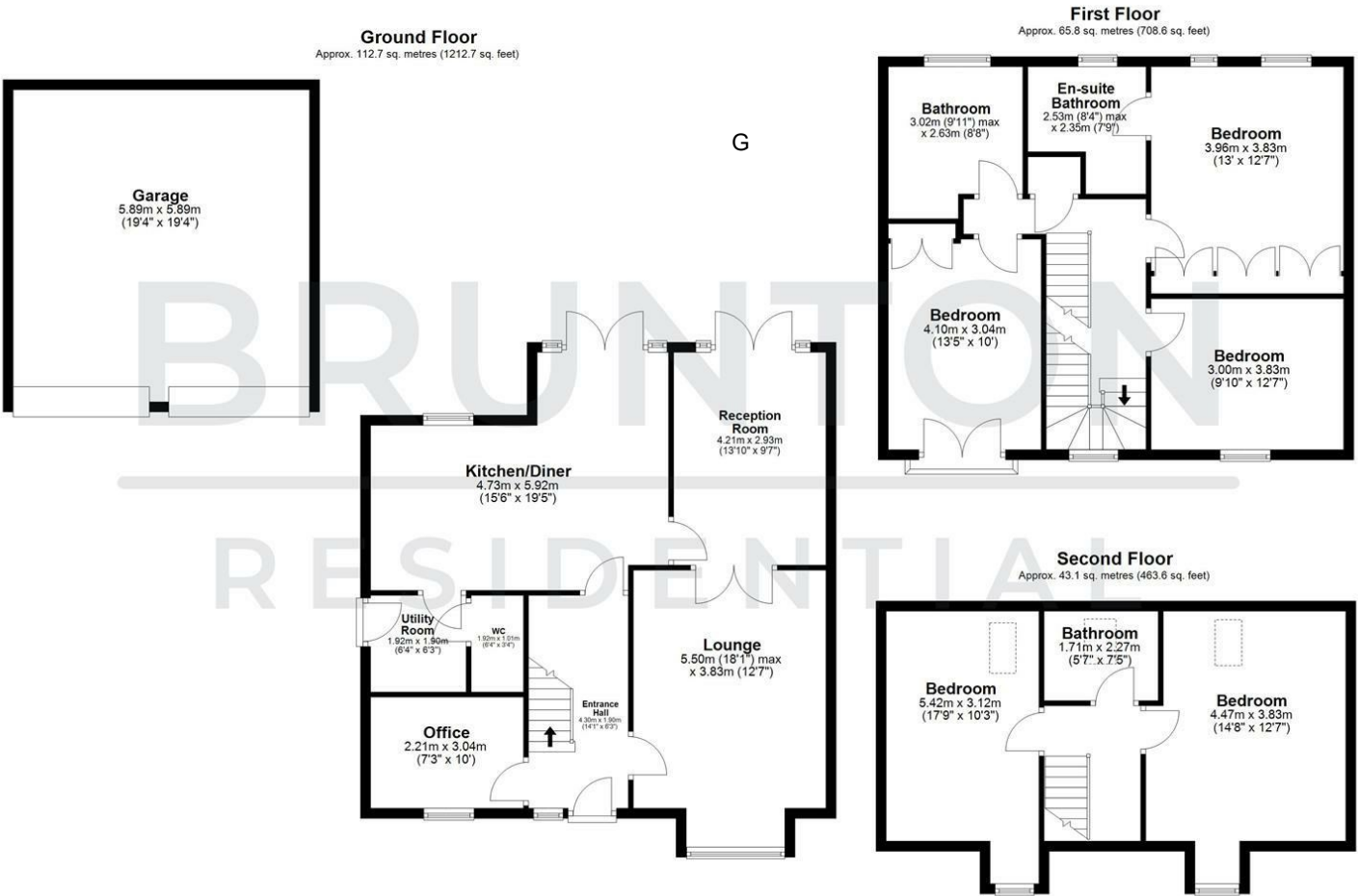
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : G

EPC RATING : B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	