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FEATHERSTONE GROVE, GREAT PARK, NE3

Offers Over £450,000

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Brunton Residential is delighted to present this five-bedroom townhouse, located in the sought-after Featherstone Grove in Great Park. The property offers five well-proportioned bedrooms, with the principal featuring an en-suite bathroom and fitted wardrobes, while another bedroom benefits from an en-suite shower room also.

Additionally, the home includes a spacious lounge, a utility room with storage, and a rear garden.

Great Park is a thriving community with excellent local amenities, including shops, schools, and parks, as well as convenient access to Newcastle and the surrounding areas.

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Upon entering, you are welcomed into an entrance vestibule with wood-effect flooring that extends towards the rear. From here, access leads into a hallway, which provides access to a versatile front-facing room, currently used as a utility space, featuring a storage cupboard and front-aspect windows. Opposite, another flexible room—currently utilised as a home office/gym—also benefits from front-aspect windows. This level includes a storage cupboard and a staircase leading to the first-floor landing.

At the end of the hallway, double doors open into a lounge with further double doors leading out to the rear garden. From here, there is access to a well-equipped kitchen and dining area, which includes a range of floor and wall units, integrated appliances, and views over the rear garden.

On the first floor, there is a generously sized lounge with a bay window, along with two bedrooms, one of which benefits from an en-suite shower room.

The second floor hosts three additional bedrooms, including the principal suite, which features fitted wardrobes, a bay window, and an en-suite bathroom with a bath, separate shower, his-and-hers basins, and a WC. A family bathroom, serving the remaining bedrooms, is also located on this level and comprises a bath, separate shower, washbasin, and WC.

Externally, the rear garden offers a lawned area enclosed by fencing, a raised decking area, and a paved section with mature shrubs.



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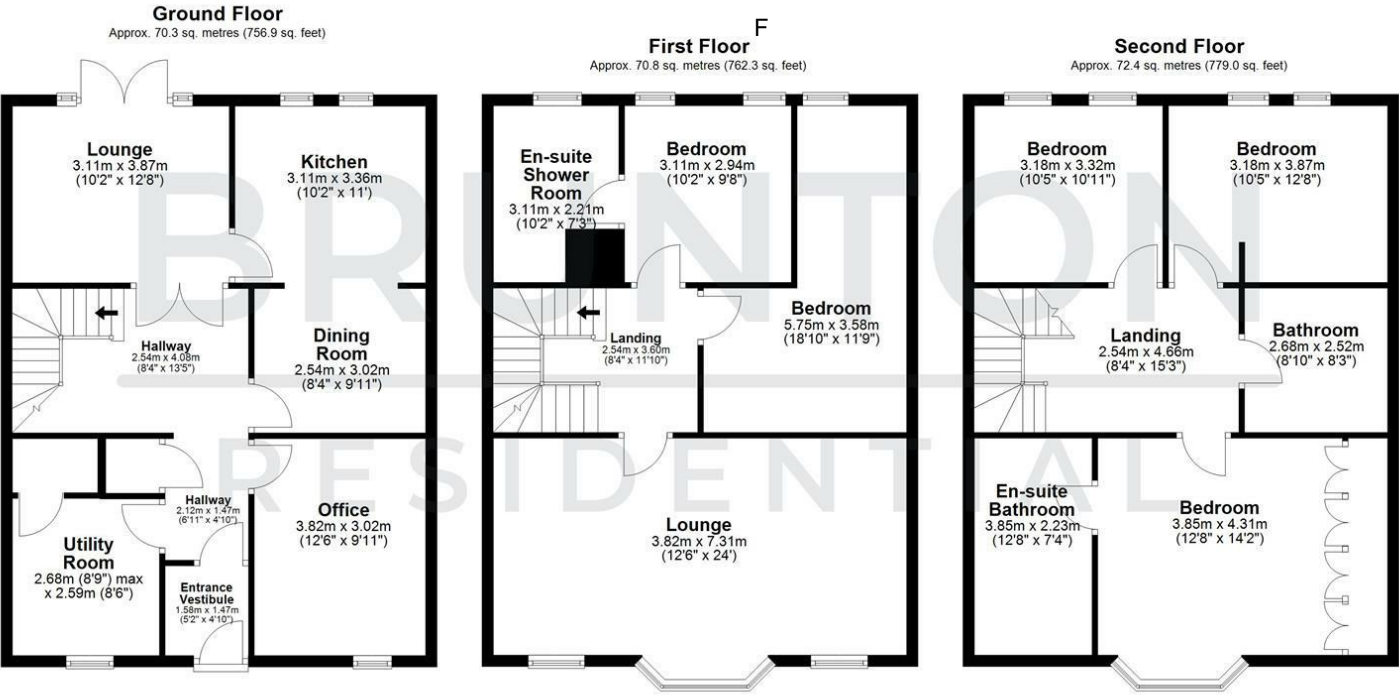
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : F

EPC RATING : B



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B	82	87	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	