

BRUNTON

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BRIDGET GARDENS, GREAT PARK, NE13

Offers Over £400,000

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Brunton Residential are pleased to present this impressive five-bedroom detached house, located in the popular Great Park estate in Newcastle Upon Tyne.

The property has recently undergone a substantial development project to the rear, this has created a substantial open-plan kitchen with dining area and family room.

The first floor offers five well-sized bedrooms, with the principal benefiting from its own en-suite shower room and access to a private balcony.

Additional benefits include a South facing rear garden, an integral garage and a driveway, providing off-street parking.

Great Park offers a range of local parks, schools, and shops while enjoying excellent transport links, ensuring convenient access to Newcastle city center and surrounding areas.

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Upon entering, you are welcomed into an entrance hall with stairs leading to the first-floor landing and wood-effect flooring. To the right is a well-proportioned lounge, featuring double doors that open out to the front of the property and a continuation of the wood-effect flooring.

From the hallway, there is access to the integral garage, while to the rear, you will find a spacious open-plan kitchen, dining, and living area. This impressive space benefits from Velux windows, bi-fold doors, a centre island with a feature Silestone breakfast bar and a range of floor and wall units. The kitchen is fitted with integrated appliances, complemented by parquet flooring, and includes a window overlooking the rear garden. A utility room is accessible from here, leading to a downstairs WC.

Upstairs, the first floor accommodates five well-proportioned bedrooms, with the principal bedroom enjoying the added benefit of an en-suite shower room and access to a private balcony.

Externally, the front of the property features a well-maintained garden and a driveway leading to the garage, providing off-street parking. To the rear, a South facing garden provides a range of paved and lawned areas, offering a versatile outdoor space.



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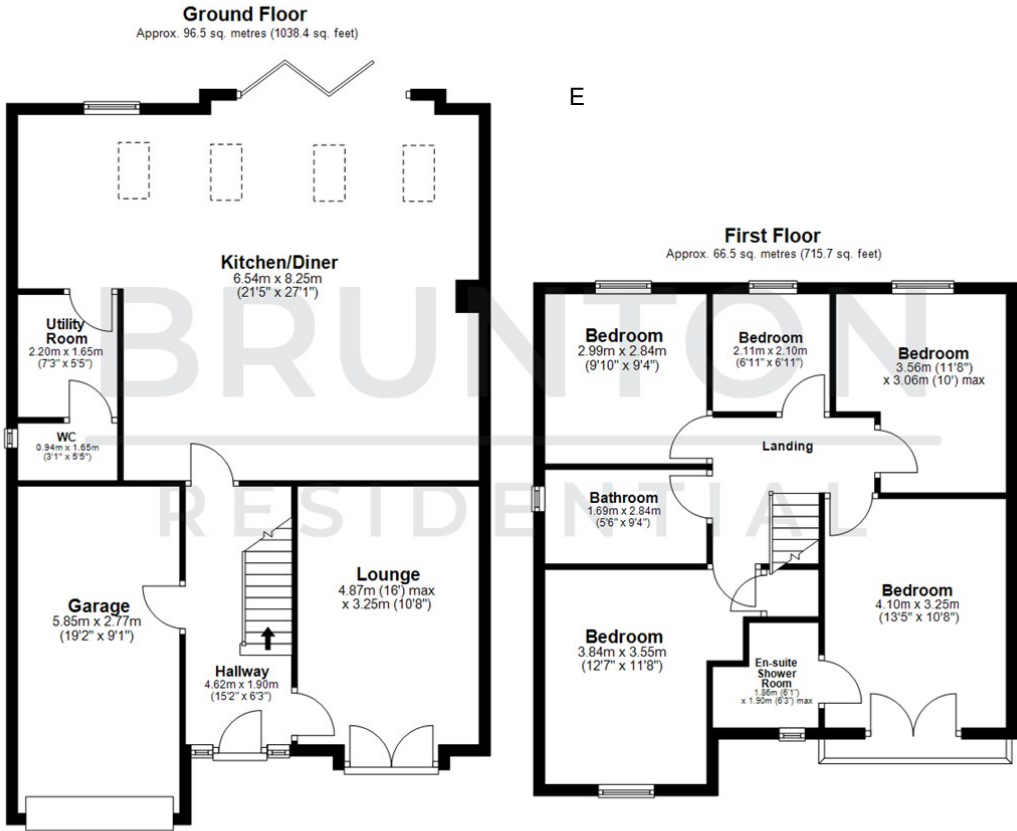
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : E

EPC RATING : C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	75	
(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	