

# BRUNTON

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## RESIDENTIAL



**SHERFIELD DRIVE, HIGH HEATON, NE7**

**Offers Over £375,000**



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Brunton Residential are pleased to present this five-bedroom semi-detached house, situated in the desirable area of Sherfield Drive, Newcastle Upon Tyne.

This home offers two reception rooms, five well-proportioned bedrooms—one benefiting from fitted wardrobes—a spacious open-plan kitchen/diner, a utility room, as well as a rear yard, driveway, and garage for added convenience.

Sherfield Drive is well-suited for families, with local amenities and schools within easy reach. The area offers access to excellent transport links to Newcastle city centre 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 throughout. From here, there is access to two well-proportioned reception rooms. The front reception room features a bay window and fireplace and is currently used as a lounge. The second reception room, also generously sized, has double doors opening out to the rear garden.

The extended open-plan kitchen diner is modern and well-equipped with integrated appliances, a range of floor and wall units, and a central island. A window overlooks the rear garden, and double doors provide additional access outside. From the kitchen, there is access to a convenient shower room with a walk-in shower and a utility room, which in turn leads into the garage store.

Upstairs, there are five well-proportioned bedrooms, four of which are doubles and one a single. One of the double bedrooms also benefits from fitted wardrobes. A fully tiled family bathroom serves the first floor, comprising a bath with an overhead shower, a washbasin, and a WC.

Externally, the property offers a driveway leading to the garage at the front. To the rear is a fully paved yard with fenced boundaries.

### Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.





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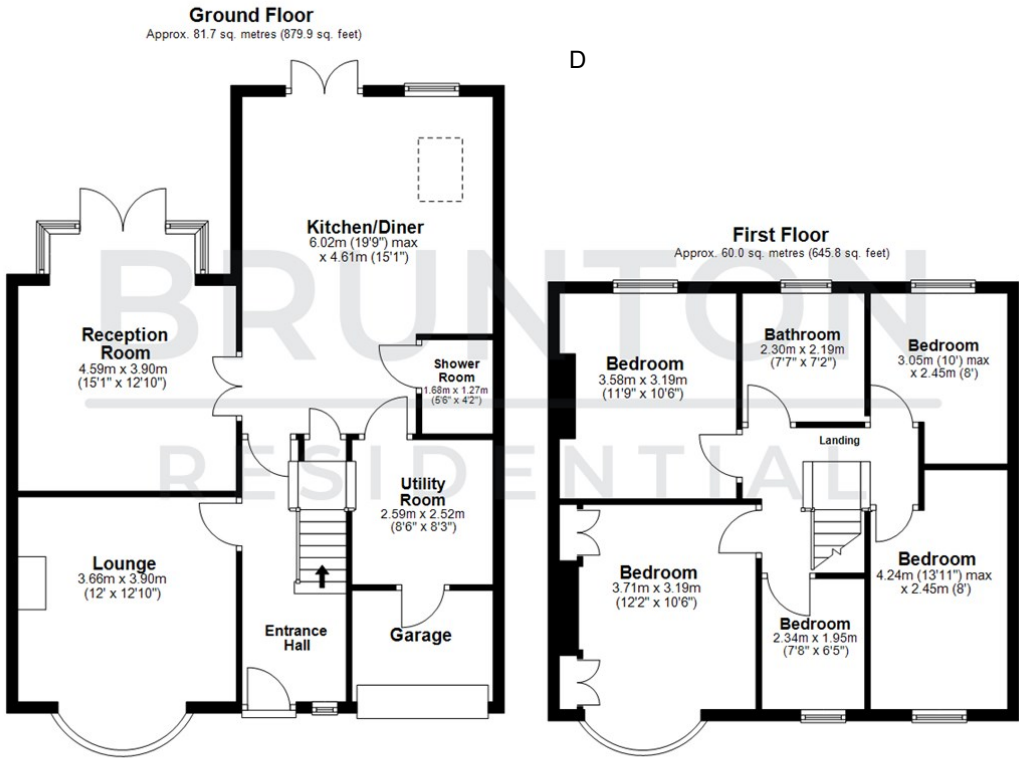
## RESIDENTIAL

TENURE : Freehold

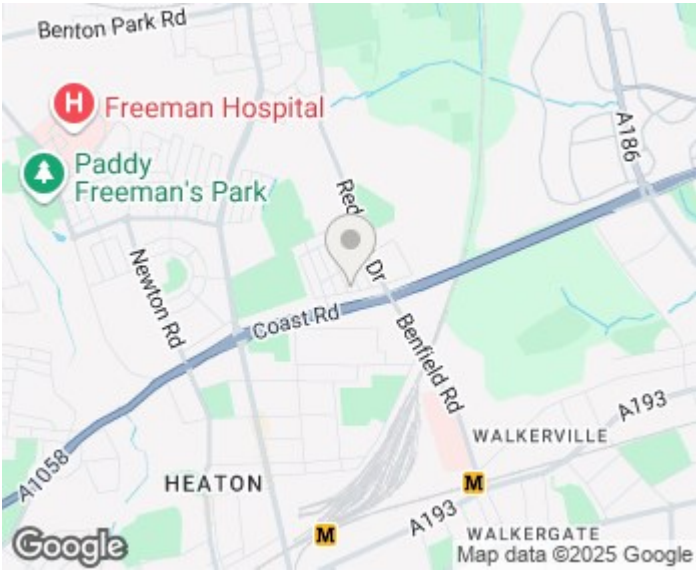
LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : D

EPC RATING : D



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		
(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 <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	