

# BRUNTON

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## RESIDENTIAL



**FEATHERSTONE GROVE, GREAT PARK, NE3**

**£495,000**



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Brunton Residential are delighted to present this impressive five-bedroom townhouse, situated in the desirable area of Featherstone Grove, Great Park.

The property offers five well-proportioned bedrooms, with two enjoying access to en-suite facilities. The home also features three versatile reception rooms, a well-equipped kitchen, a conservatory, and a paved courtyard to the rear.

Located in the sought-after Great Park area, this home benefits from excellent access to local amenities, well-regarded schools, green spaces, and transport links to Newcastle city centre and beyond.







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Upon entry, you are welcomed into an entrance hall complete with storage cupboards. This leads into a hallway with stairs rising to the first-floor landing and access to a good-sized lounge featuring a bay window and double doors that open into an additional living area. This open-plan space flows through to the kitchen, which is laid with wood-effect flooring and well appointed with a central island topped with wooden work surfaces. The kitchen also offers floor and base units with granite worktops and integrated appliances.

From this living space, there is access to the conservatory, which features further double doors leading out to the rear garden. The ground floor also benefits from a convenient WC.

The first floor hosts a spacious reception room, spanning the width of the property, currently used as a living room, featuring a fireplace. There are two further bedrooms on this level, one of which includes a bay window and an en-suite shower room.

On the second floor are three additional well-proportioned bedrooms. One of these benefits from an en-suite bathroom, which also has shared access from the landing. The bathroom is fitted with a freestanding bath, a separate walk-in shower cubicle, his and hers wash basins, and a WC.

Externally, the property enjoys a well-presented, low-maintenance enclosed rear garden, finished with a combination of paving and a small section laid with artificial lawn and a double width drive offering off street parking for multiple vehicles leading to a double garage.





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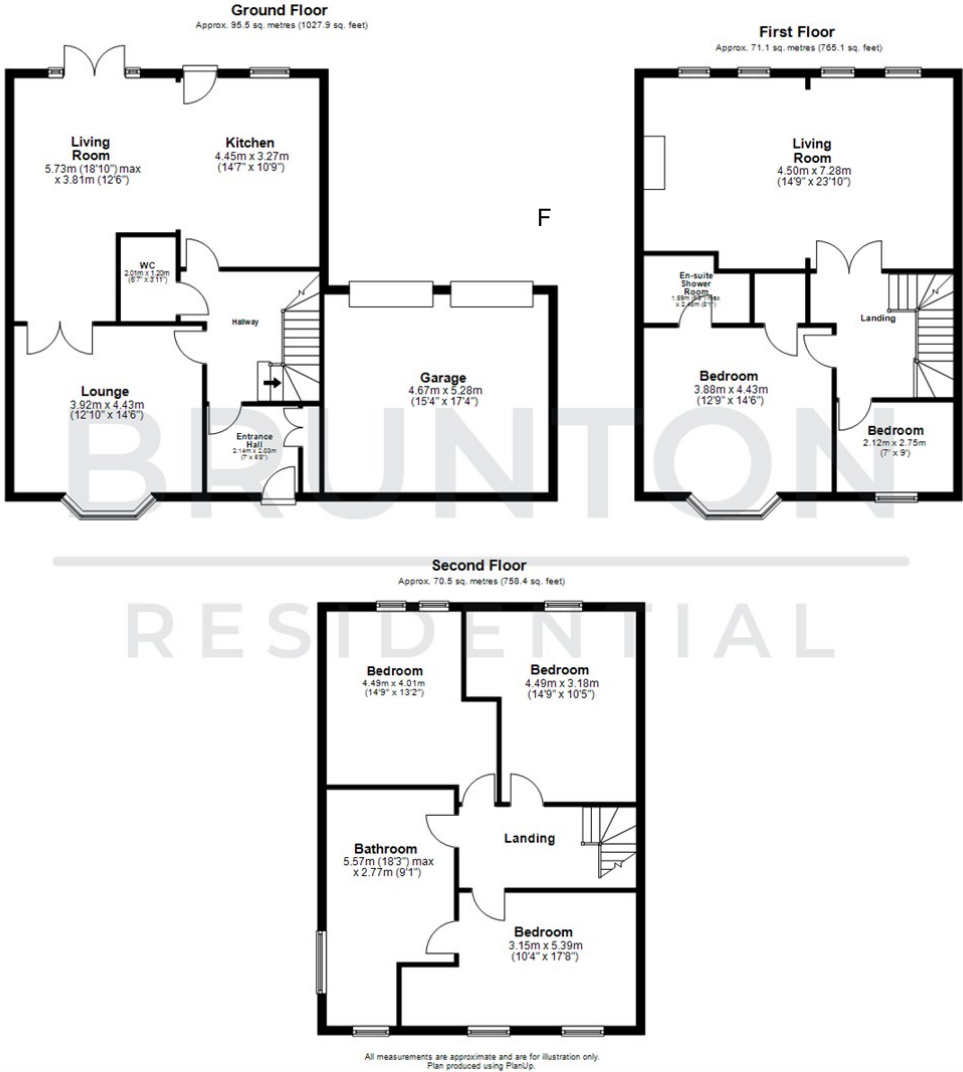
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : F

EPC RATING :



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		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
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