

# BRUNTON

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## RESIDENTIAL



**PRIMROSE LANE, GREAT PARK, NE13**

**Offers Over £225,000**



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Brunton Residential are delighted to present this modern three-bedroom semi-detached home 'Ullswater' by persimmon, located within the popular development of The Maples, Great Park.

Built in 2022, this well-proportioned property offers approximately 1,076 square feet of internal space. The home features three good-sized bedrooms, with the principal bedroom benefiting from an en-suite shower room. There are also two reception rooms, one of which could be used as a fourth bedroom if desired.

Additional benefits include a south-facing private rear garden and two allocated parking bays.

Primrose Lane is well positioned for access to a range of local amenities, highly regarded schools, and excellent transport links.



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Upon entering the property, you are welcomed into a hallway which benefits from a convenient storage cupboard, access to a ground floor WC, and stairs leading to the first floor landing. From the hallway, there is access to a front aspect reception room, currently used as a lounge.

To the rear of the property is a spacious kitchen diner spanning the width of the property, featuring French doors that open out to the enclosed rear garden and a window overlooking the garden. The kitchen is well equipped with a range of wall and floor units, integrated appliances including an oven, hob and extractor fan, with space for additional appliances. There is also room to accommodate a dining table and a storage unit.

On the first floor, there is a bedroom and an additional versatile reception room with double doors opening onto a Juliet balcony. This room is currently set up as a lounge but could easily serve as a fourth bedroom if desired. A further storage cupboard is located on the landing.

The second floor offers two further bedrooms, including the principal bedroom which benefits from an ensuite shower room. A family bathroom is also located on this floor, comprising a bath, washbasin and WC.

Externally, the property includes two allocated parking bays and a lovely enclosed south-facing rear garden with a paved seating area—ideal for outdoor dining or relaxation.





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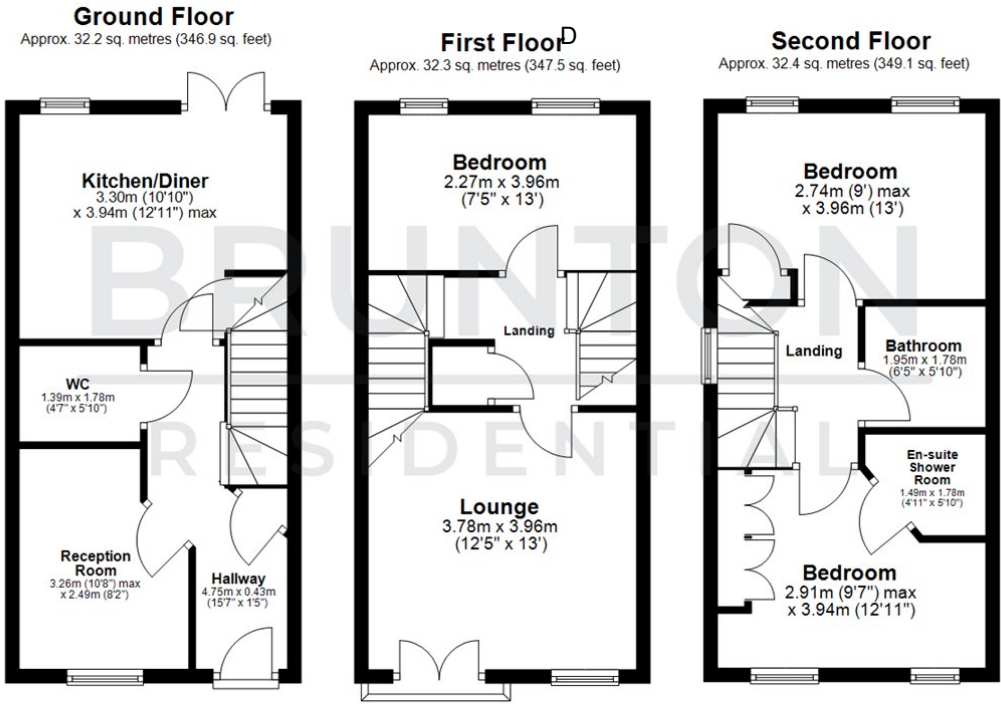
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : D

EPC RATING : B



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>96</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>		(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		