

# BRUNTON

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## RESIDENTIAL



**BRAMBLE WAY, GREAT PARK, NE13**

**Offers Over £400,000**



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Brunton Residential are delighted to present this four-bedroom detached 'Wortham' by Taylor Wimpey, ideally situated on Bramble Way within the highly sought-after Great Park development in Newcastle upon Tyne.

This well-maintained property offers four good-sized bedrooms, including a principal suite with en-suite facilities, and an additional bedroom benefitting from its own en-suite shower room. Additional features include an open-plan kitchen/diner, utility room, ground floor WC, an enclosed rear garden, and a driveway leading to an attached garage—providing off-street parking.

Located in Great Park, the property enjoys close proximity to excellent local amenities, green open spaces, and well-regarded schools. The area also offers convenient transport links into Newcastle city centre and beyond.



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Upon entering the property, you are welcomed into a hallway featuring herringbone parquet flooring, which continues through to the kitchen/diner at the rear. The hallway provides access to a spacious front aspect lounge, with double doors opening from the kitchen.

The kitchen is well equipped with integrated appliances, ample worktop space, and a window overlooking the rear garden. There is generous room for a dining table, and French doors opening out to the garden. From the kitchen, there is access to a utility room offering additional storage cupboards, a sink, work surfaces, a door to the outside, and an internal door leading to the ground floor WC. A useful storage cupboard is also located under the stairs.

Upstairs, the first floor hosts four well-proportioned bedrooms, two of which benefit from en suite shower rooms. A further storage unit is located on the landing. The remaining bedrooms are served by a family bathroom comprising a bath, washbasin and WC.

Externally, the property offers a driveway leading to a garage providing off-street parking, along with a neat and well-maintained front garden. To the rear, there is a good-sized enclosed garden featuring a lawn and a raised seating area.

### Tenure

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





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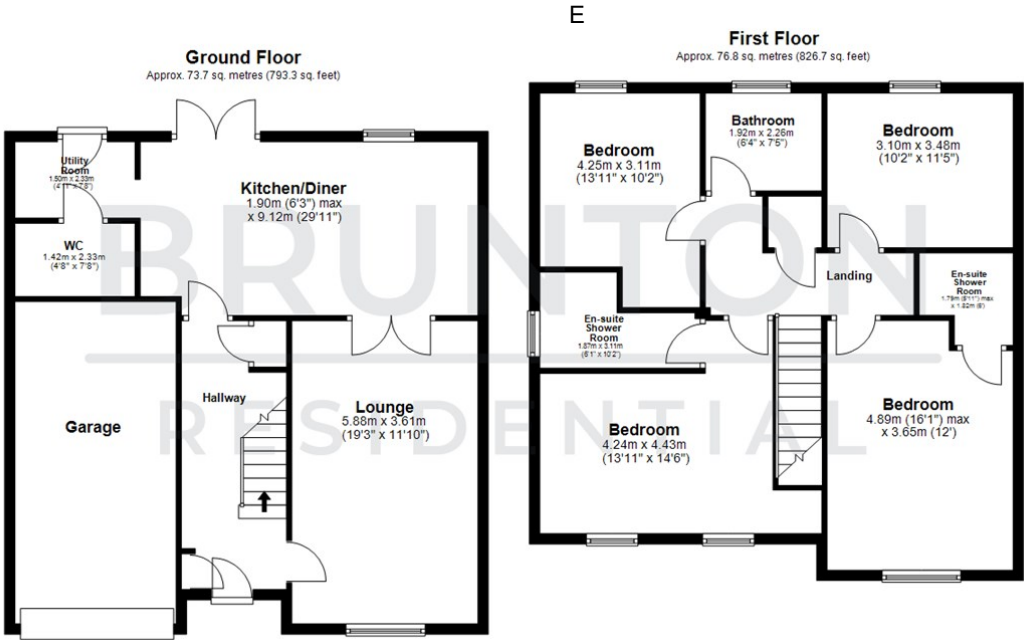
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : E

EPC RATING : B



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		93
(81-91) B	85	
(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		