

BRUNTON

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OSPREY WALK, GREAT PARK, NE13

Offers Over £260,000

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Brunton Residential are delighted to present this three-bedroom detached house, situated in the sought-after neighbourhood of Great Park, Newcastle Upon Tyne.

The property offers three well-sized bedrooms, with the principal benefiting from its own en-suite shower room. The home also features a spacious lounge, a private enclosed rear garden, and a detached garage providing off-street parking.

Located in Great Park, this home enjoys excellent access to local amenities, well-regarded schools, green spaces, and convenient transport links to Newcastle city centre and surrounding areas.

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Upon entering the property, you are welcomed into a hallway with stairs leading to the first floor landing. At the front of the property is a good-sized lounge featuring a front aspect window. To the rear, there is a kitchen/diner with wall and floor units, integrated appliances, space for a fridge/freezer, and French doors opening out to the rear garden. A window above the sink provides views over the garden, and there is direct access into a separate utility room. A convenient ground floor WC and under-stair storage complete the ground floor layout.

Upstairs, the first floor offers three well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite shower room. There is additional storage on the landing, along with a family bathroom fitted with a bath, overhead shower, washbasin, and WC.

Externally, the front of the property features a neat, low-maintenance garden with a pathway leading to the front door. To the rear, the enclosed private garden includes a lawned area and provides access via a gate to the driveway and detached garage.



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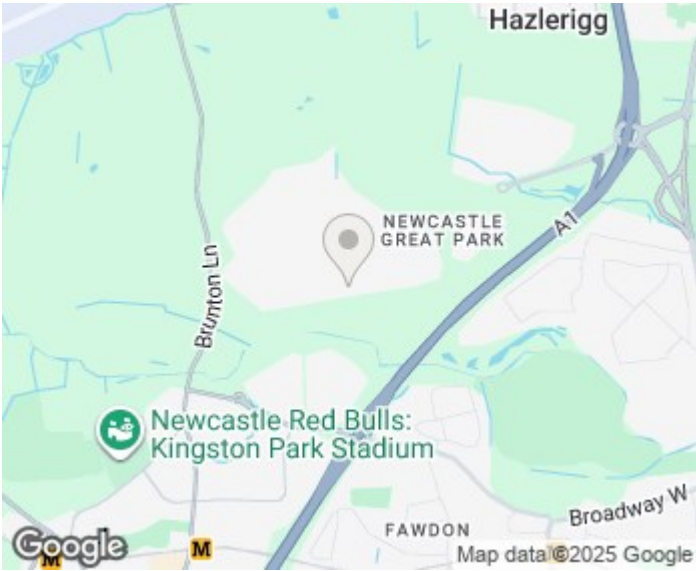
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : D

EPC RATING : C



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		87	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	74		(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	