

# BRUNTON

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## RESIDENTIAL



**FEATHERSTONE GROVE, GREAT PARK, NE3**

**Offers Over £425,000**



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### FIVE BEDROOMS – TOWNHOUSE – SOUGHT-AFTER LOCATION

Brunton Residential are delighted to offer for sale this impressive five-bedroom townhouse, situated on Featherstone Grove in the highly sought-after area of Great Park.

The property features five well-proportioned bedrooms, two of which benefit from en-suite facilities and built-in wardrobes. Further highlights include a spacious lounge, a utility room, a lovely rear garden, and a detached double garage.

The property has undergone a range of upgrades including new kitchens & bathrooms, redecoration and new flooring.

Great Park is a popular residential area offering excellent local amenities, reputable schools, and green open spaces — all within easy reach of Newcastle city centre and major transport links.



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Upon entering the property, you are welcomed into an entrance vestibule with tiled flooring and a storage unit, ideal for coats and shoes. From here, you step into an inner hallway laid with wood flooring, which provides access to an understairs storage unit and stairs leading to the first floor landing.

Off the hallway, you'll find a front-aspect bedroom benefiting from an en-suite shower room and a built-in storage unit. There is also a fully-tiled, refitted WC, and a utility room fitted with cupboards, a sink, and granite worktop surfaces. At the end of the hallway, on the left, double doors open into a lounge, while a further door at the end of the hallway leads out to the rear of the property.

On the first floor, the landing provides access to a well-equipped kitchen, complete with a range of floor and wall units, granite worktop surfaces, and integrated appliances. The kitchen opens into a spacious lounge benefiting from dual-aspect windows, a fireplace, and ample space for a dining table. Also on this floor is a versatile room, which could serve as a bedroom or a home office/study.

The second floor landing leads to four further bedrooms, all of which benefit from a built-in storage units, and another features its own en-suite shower room. Completing this floor is a fully-tiled family bathroom, comprising a shower, freestanding bath, washbasin, WC and a convenient storage unit.

Externally, the property offers a well-maintained front garden and an enclosed rear garden with well-stocked borders and mainly laid to lawn with composite decking. The property also offers a detached double garage, offering off-street parking.





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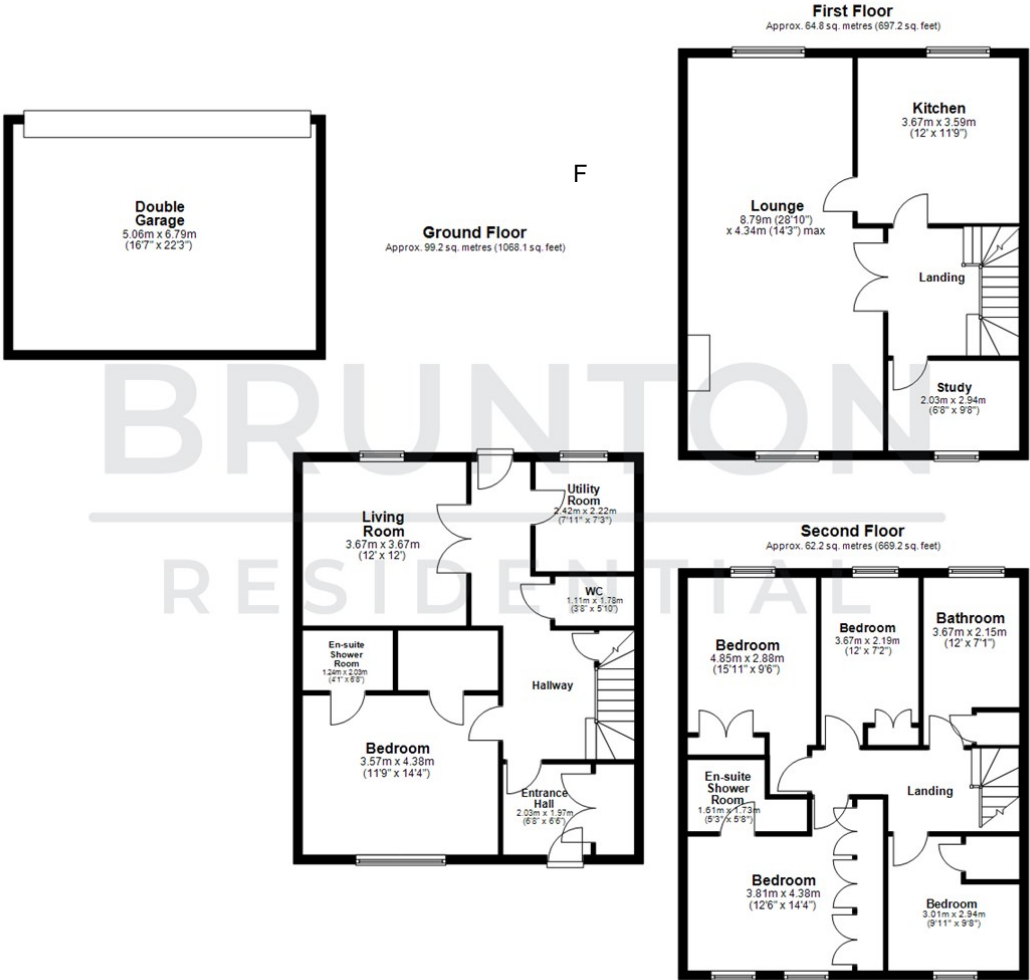
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : F

EPC RATING :



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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC