

# BRUNTON

---

## RESIDENTIAL



**SPECKLEDWOOD WAY, GREAT PARK, NE13**

**£250,000**



# BRUNTON

---

## RESIDENTIAL









# BRUNTON

---

## RESIDENTIAL





# BRUNTON

---

## RESIDENTIAL



### THREE BEDROOMS – SEMI-DETACHED – FANTASTIC GARDEN - GARAGE & DRIVEWAY

Brunton Residential are pleased to offer for sale this well-maintained three-bedroom semi-detached home on Speckledwood Way in Great Park, Newcastle Upon Tyne.

This property features three well-proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes and an en-suite shower room. Further highlights include a generously-sized enclosed rear garden, a detached garage, and a driveway offering off-street parking for multiple vehicles.

Great Park is a highly regarded development, offering excellent local amenities, schools, and transport links, providing easy access to Newcastle city centre and surrounding areas.



# BRUNTON

---

## RESIDENTIAL





# BRUNTON

---

## RESIDENTIAL

Upon entering, you are welcomed into an entrance hall, which provides access to a generous lounge featuring a front aspect window. From the lounge, a door leads through to the open-plan kitchen-diner situated at the rear of the home, with French doors opening out onto the garden. The kitchen-diner also benefits from a useful storage unit, and the ground floor is completed by a convenient WC.

Upstairs on the first floor, the landing gives access to three well-proportioned bedrooms. The principal bedroom enjoys the added benefit of an en suite shower room. The remaining bedrooms are served by a centrally located family bathroom.

Externally, the front of the property features a driveway which leads to a detached garage, offering ample off-road parking. To the rear, there is a delightful enclosed garden, landscaped with artificial lawn, a raised decked seating area, and a tiled seating area.





# BRUNTON

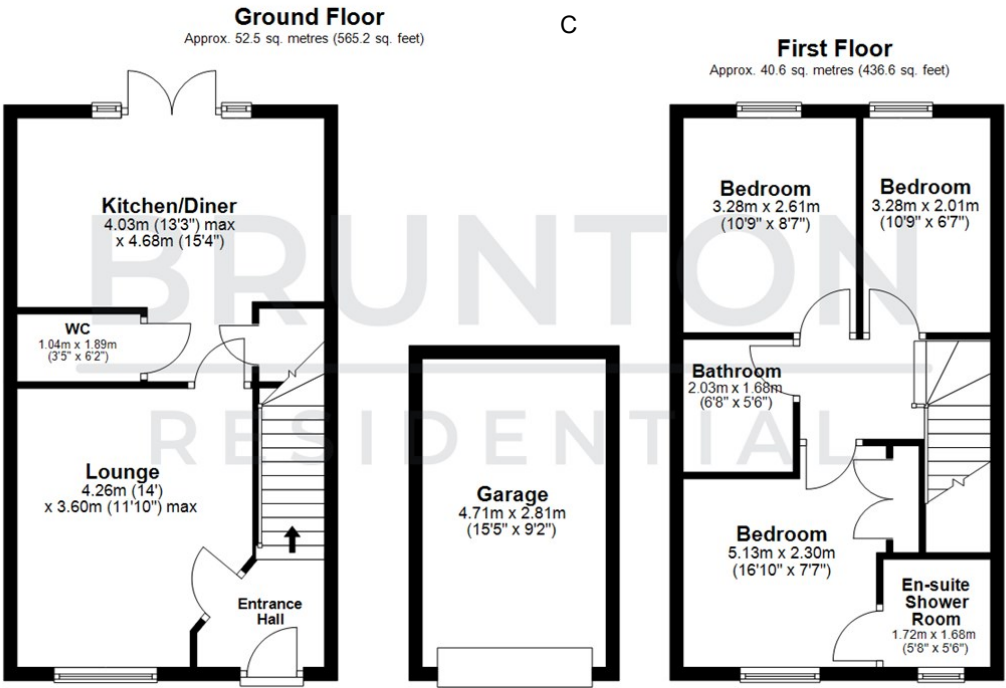
## RESIDENTIAL

TENURE : Freehold

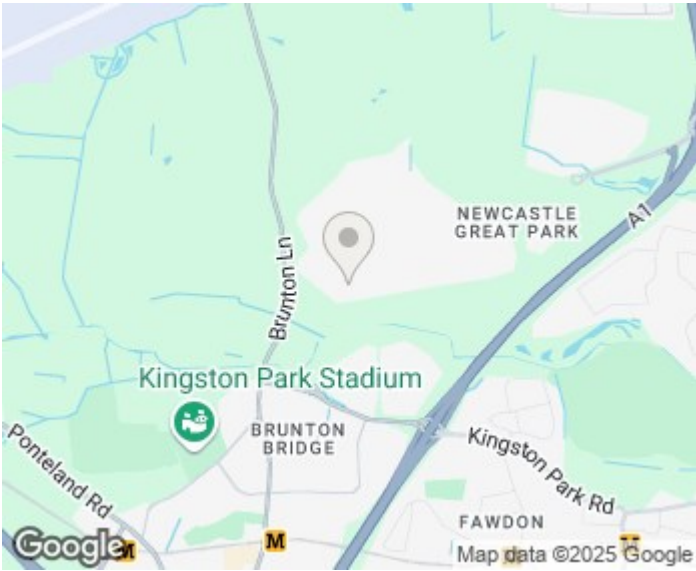
LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : C

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		96
(92 plus) A	84	
(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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	