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MERLIN CHASE, GREAT PARK, NE13

Offers Over £495,000

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FIVE BEDROOMS – DETACHED FAMILY HOME – NO FORWARD CHAIN

Brunton Residential are pleased to market this spacious 'Lavernham' by Taylor Wimpey, a five-bedroom detached property on Merlin Chase, Newcastle Great Park.

The home offers generous living accommodation including a well-appointed kitchen, multiple reception areas, and a private rear garden. The principal bedroom benefits from an en suite, with four further bedrooms providing ample space for families or guests.

Located in a popular and well-connected area, this property offers easy access to local amenities and excellent transport links to Newcastle and beyond.

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Upon entering, you are welcomed into a generous hallway with stairs rising to the first-floor landing. On the right, accessed via double doors, is a front-aspect reception room currently being used as a dining room. Further along the hallway, there is access to a WC, a spacious lounge featuring a fireplace and French doors opening to the garden, and a well-equipped kitchen diner.

The kitchen is fitted with a range of warm-toned floor units, integrated appliances including an oven, hob, and extractor fan, granite worktop surfaces, a storage unit, and a window overlooking the rear garden. There is ample space for a dining table and access into a convenient utility room. The utility offers additional storage cupboards, granite worktops, a sink, and an external door. This space also benefits from its own set of French doors leading outside into the garden.

Upstairs, the first-floor landing gives access to five well-proportioned bedrooms, two of which benefit from ensuite shower rooms and fitted wardrobes. A storage unit is located on the landing, along with a family bathroom comprising a bath, washbasin, WC, half-tiled walls, and tiled flooring.

Externally, to the front there is a driveway leading to an attached garage offering off-street parking, while to the rear is a large, South facing, enclosed garden with fenced boundaries.



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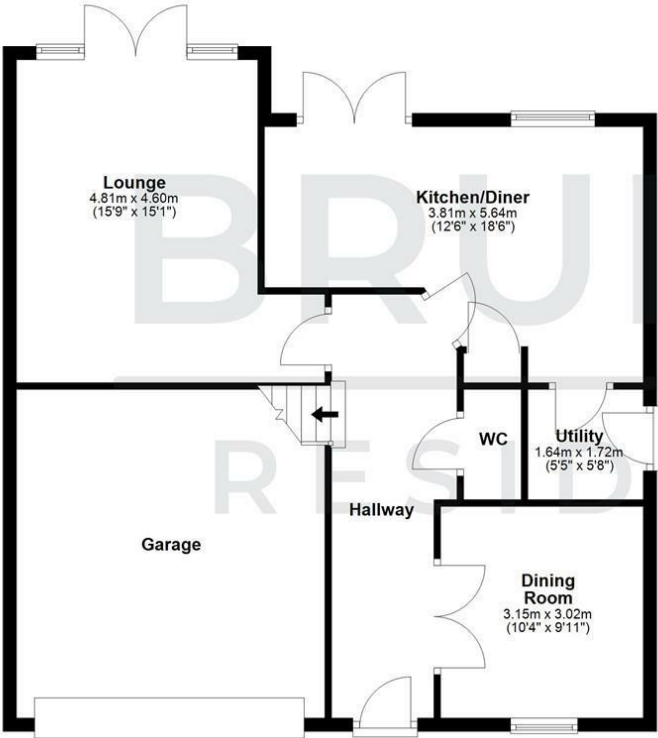
TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

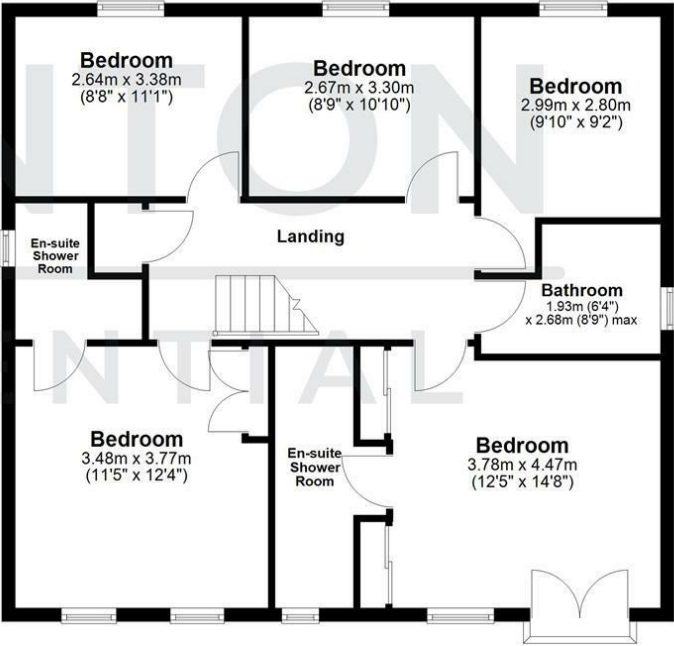
COUNCIL TAX BAND : F

EPC RATING : B

Ground Floor
Approx. 85.8 sq. metres (923.2 sq. feet)



First Floor
Approx. 83.6 sq. metres (900.2 sq. feet)



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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		