

# BRUNTON

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## RESIDENTIAL



**PRIMROSE LANE, GREAT PARK, NE13**

**Offers Over £260,000**



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### THREE BEDROOMS – SEMI-DETACHED HOUSE – SOUGHT-AFTER LOCATION

Brunton Residential are delighted to offer for sale this luxury condition three-bedroom semi-detached home on Primrose Lane, located within the popular Great Park development.

The property features three well-proportioned bedrooms, with the principal benefitting from an en suite shower room. It also offers a spacious lounge and a kitchen/diner. Further highlights include an attached garage providing off-street parking, as well as a rear garden.

The property has been upgraded to a luxury standard throughout to offer a really feel of high quality living.

Situated in Great Park, the property is ideally positioned close to a range of local amenities, parks, and transport links.



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Upon entering, you are welcomed into an entrance hall with parquet herringbone flooring, which flows throughout the ground floor. From the hallway, you have access to a spacious lounge featuring a fireplace and a front-aspect window.

Beyond the lounge, a further hallway leads to the ground floor WC and stairs leading to the first-floor landing. Spanning the full width of the property at the rear is a generous kitchen/diner. This modern space enjoys French doors opening out to the garden and is fitted with a range of wall and floor units, granite worktop surfaces, and integrated appliances including an oven, hob, extractor fan, as well as space for additional appliances. A rear-facing window provides pleasant views over the enclosed garden.

Upstairs, the landing gives access to a well-proportioned principal bedroom, complete with a Juliet balcony and an en-suite fitted with a walk-in shower, washbasin, and WC. There is also a storage cupboard on the landing and a family bathroom serving the remaining two bedrooms. The bathroom is fitted with a bath, overhead shower, washbasin, and WC.

Externally, to the front, the property benefits from a double driveway providing off-street parking and access to an attached garage. To the rear is an enclosed garden, mainly laid to lawn, with a small paved patio seating area and fence boundaries for added privacy.





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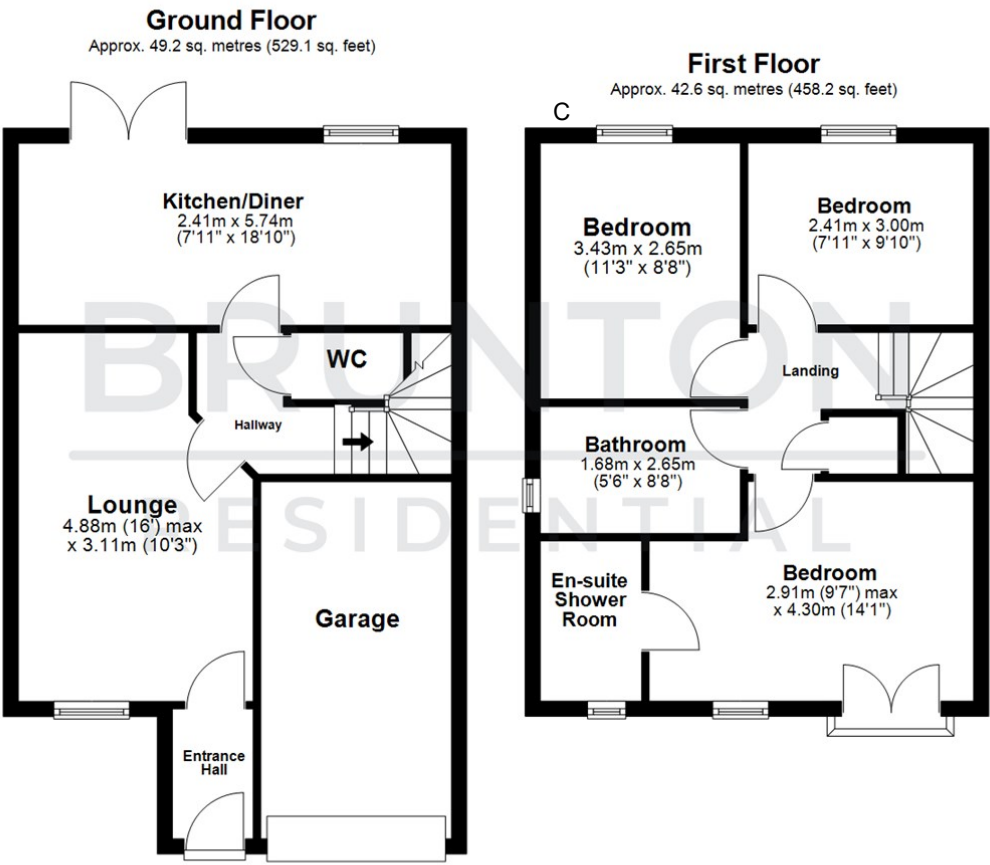
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

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		95
(92 plus) A		
(81-91) B	83	
(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		