

BRUNTON

RESIDENTIAL



ORANGETIP GARDENS, GREAT PARK, NE13

£650,000

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CHARLES CHURCH RAEBURN | DETACHED | FIVE BEDROOMS

Brunton Residential is proud to present this well-maintained, spacious, Charles Church Raeburn style home situated in the desirable area of Orangetip Gardens, Great Park.

The property features generously sized rooms throughout including a full-depth lounge, spacious kitchen/dining area, additional reception room, five bedrooms and fully-tiled bathroom and en-suites. The property also offers a large, lawned rear garden, double garage and off-road parking for two vehicles.

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Upon entry, you are welcomed into a bright and inviting entrance hall that connects all main areas of the home. Directly ahead is a staircase leading up to the first floor. To the left is a versatile reception room with dual aspect windows, which would make an excellent home office or family room. Adjacent to this is a convenient downstairs WC. To the right of the hallway, is a full-depth lounge with French doors leading to the rear garden.

To the rear of the home is a spacious, bright kitchen/diner, designed for practicality and modern living, ideal for gatherings. The kitchen provides Silestone quartz work surfaces and integrated appliances including induction hob, fridge, freezer, microwave, dishwasher and wine-cooler. Adjacent to the kitchen is a good-sized utility area with Silestone worktops and a door leading to out to the garden. The ground floor has signature Amtico flooring throughout.

The first-floor landing leads to five generous bedrooms. The master bedroom benefits from its own private, fully-tiled en-suite shower room and built-in Hammonds wardrobes. The two double bedrooms to the left of the property are thoughtfully arranged and share a fully-tiled Jack and Jill en-suite shower room. There are two further well-sized bedrooms. All bedrooms benefit from built-in perfect fit blackout blinds. The first floor is further complemented by a family bathroom with a shower over the bath, separate walk-in shower and anthracite towel rail.

Externally, the property features a well-maintained lawned rear garden, perfect for relaxation or outdoor entertaining. The rear garden also provides access to the detached double garage with electric doors.



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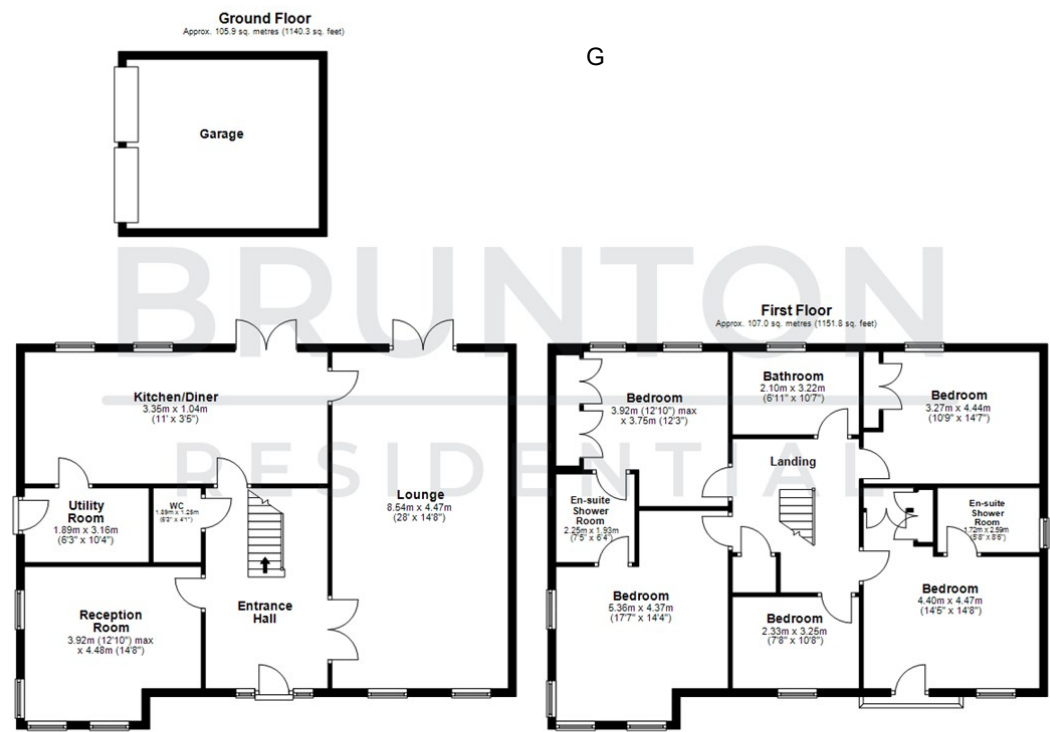
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : G

EPC RATING : B



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		92	(92 plus) A		
(81-91) B	86		(81-91) B		
(69-80) C			(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	