

# BRUNTON

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## RESIDENTIAL



**WHITTON WAY, REGENT FARM, GOSFORTH, NE3**

**£325,000**



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### THREE BEDROOMS – SEMI-DETACHED HOME – EXCELLENT LOCATION

Brunton Residential are delighted to offer this well-presented three-bedroom semi-detached home on Whitton Way, ideally positioned within the popular Regent Farm estate in Gosforth.

The property features front and rear gardens, a private driveway, and an attached garage. Internally, it offers a modern kitchen, three well-sized bedrooms, and a spacious lounge through dining room. Notable features include a multi-panel solar energy system with 10kW battery storage and a vehicle charging point.



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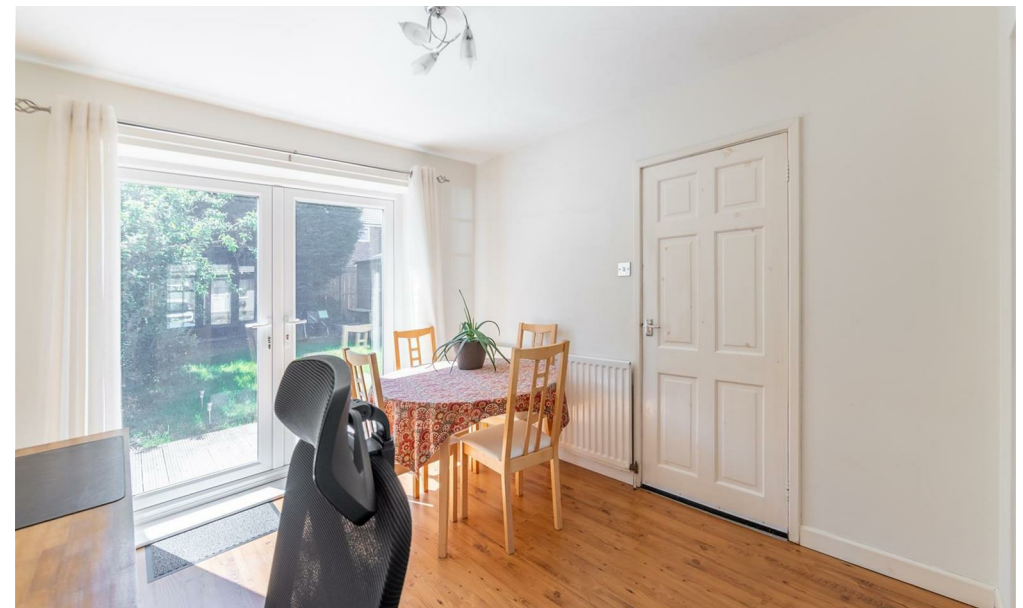
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Upon entering the property, you are welcomed into an entrance hall with stairs leading to the first floor landing. To the left is a well-sized lounge, featuring a front aspect bay window, a fireplace, and double doors that lead through to a rear dining room. The dining room benefits from wood-effect flooring and French doors that open out to the rear garden.

From the dining room, you have access into a well-equipped kitchen, fitted with a range of wall and floor units, integrated appliances including an oven, hob, and extractor fan, and an under-stairs pantry cupboard. A rear aspect window offers a view of the garden, and a door leads into a useful utility room. The utility room provides additional cupboard space, worktop surfaces, room for further appliances, an external door to the garden, and internal access into the integral garage.

Upstairs, the landing gives access to three well-proportioned bedrooms, two of which benefit from fitted wardrobes. There is also a storage cupboard on the landing. All bedrooms are served by a family bathroom fitted with a bath and overhead shower, washbasin, and WC.

Externally, the front of the property offers a driveway leading to the garage, providing off-street parking. To the rear is an enclosed garden, mainly laid to lawn, with a raised decked seating area, well-stocked borders, mature planting, a garden shed, and fenced boundaries for privacy.





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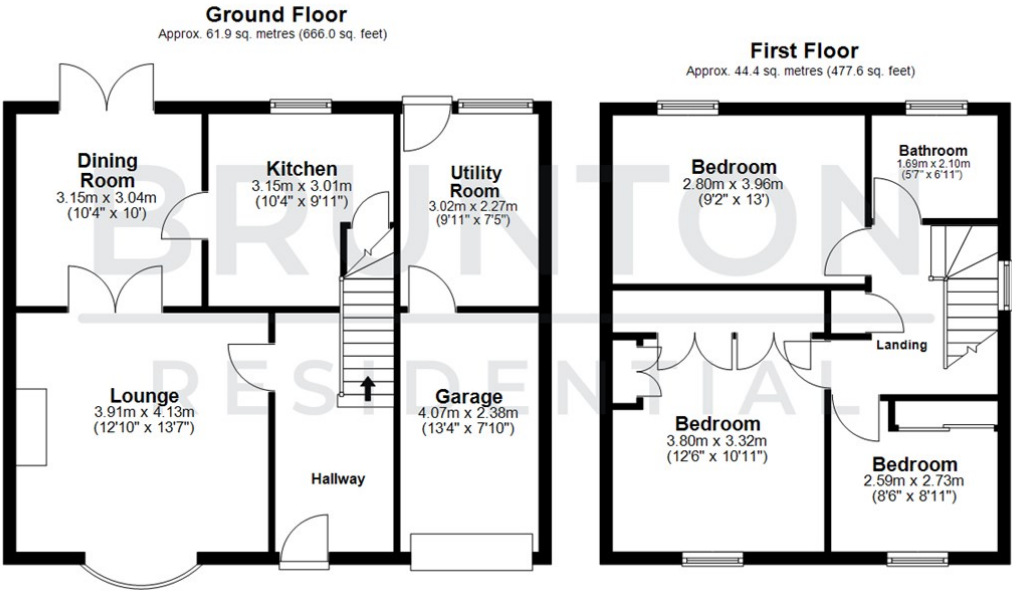
TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

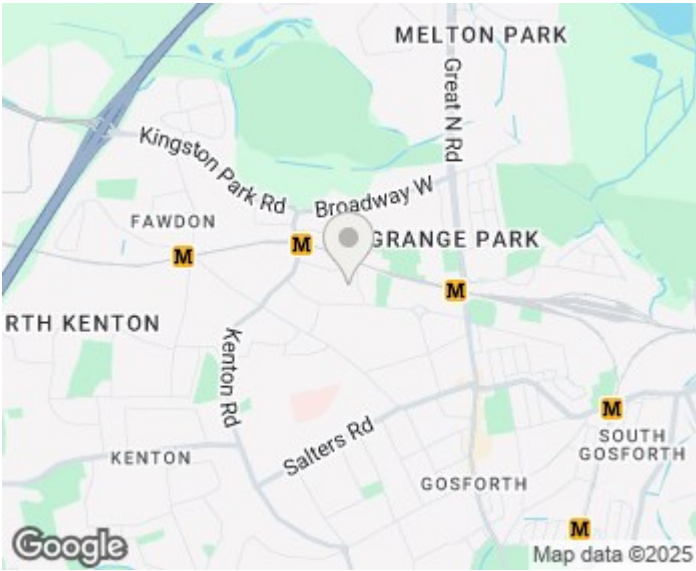
COUNCIL TAX BAND : C

EPC RATING : C

C



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		83
(81-91) B		
(69-80) C	69	
(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	