BRUNTON

RESIDENTIAL

Brunton Residential are proud to present this beautifully maintained four-bedroom semi-detached home, situated in Great Park.

The home features a full-depth lounge leading into a lovely sun room, as well as a spacious rear enclosed garden with paving and lawn.

The property itself is perfectly located within the desirable area of Great Park with its wonderful array of shops, restaurants, outstanding local schooling and excellent transport links.

For more information and to book your viewing please call our team on 0191 236 8347.

Upon entering, you are welcomed into an entrance hall with stairs leading to the first-floor landing. To the left is a good-sized reception room with wood-effect flooring and a front-aspect window, while to the right is a large reconfigured lounge spanning the depth of the property featuring a front-aspect window and French doors opening into the conservatory at the rear.

At the end of the hallway, you have access to a ground-floor WC and a kitchen/diner. The kitchen is well equipped with a range of wall and floor units, integrated appliances including an oven, hob, and extractor fan, granite worktop surfaces, and a window overlooking the rear garden. This area also enjoys French doors that open out onto a paved patio seating area.

Upstairs, the first-floor landing gives access to four well-proportioned bedrooms, two of which feature a full wall of fitted wardrobes. There is also a storage unit on the landing and a family bathroom, which is equipped with a freestanding bath, a large separate shower cubicle, washbasin, and WC, all complemented by tiled flooring.

Externally, to the rear, the property offers a spacious garden with a lawned section, mature plants, trees, and shrubs, and a large paved patio seating area, all enclosed with fencing. There is also a detached garage to the front of the property alongside a drive offering off street parking.
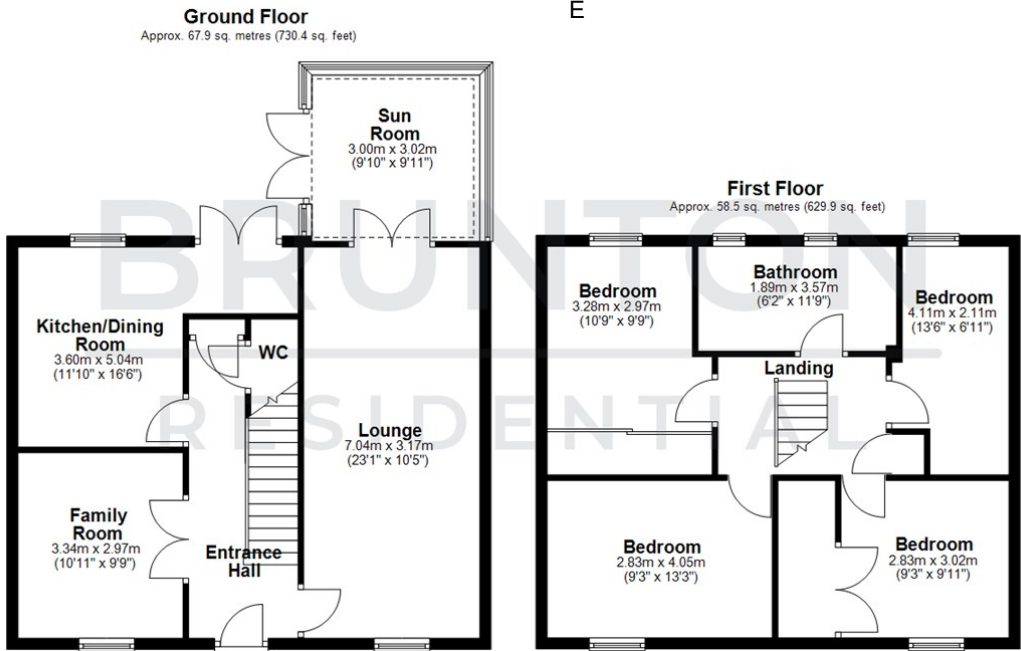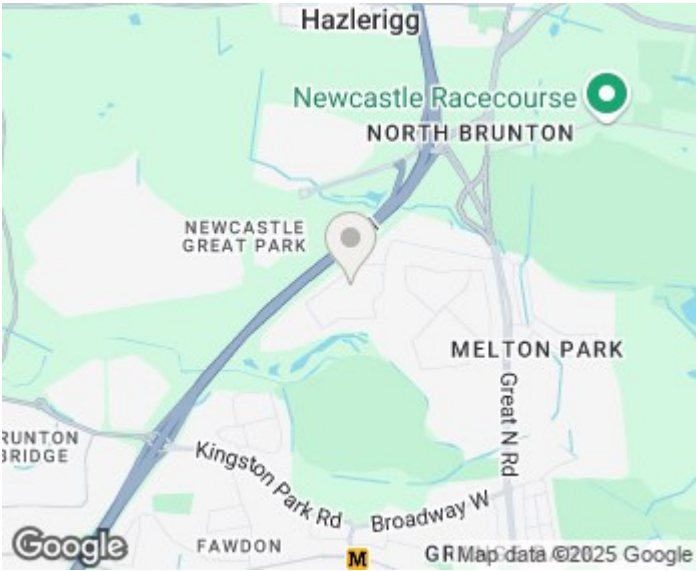
BRUNTON

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TENURE : Freehold

LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : E

EPC RATING : C

Ground Floor
Approx. 67.9 sq. metres (730.4 sq. feet)

E

Sun Room
3.00m x 3.02m
(9'10" x 9'11")

First Floor
Approx. 58.5 sq. metres (629.9 sq. feet)

Kitchen/Dining Room
3.60m x 5.04m
(11'10" x 16'6")

WC

Bedroom
3.28m x 2.97m
(10'9" x 9'9")

Bathroom
1.89m x 3.57m
(6'2" x 11'9")

Bedroom
4.11m x 2.11m
(13'6" x 6'11")

Landing

Lounge
7.04m x 3.17m
(23'1" x 10'5")

Family Room
3.34m x 2.97m
(10'11" x 9'9")

Entrance Hall

Bedroom
2.83m x 4.05m
(9'3" x 13'3")

Bedroom
2.83m x 3.02m
(9'3" x 9'11")

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		
(81-91) B		88
(69-80) C		
(55-68) D	78	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

England & Wales — EU Directive 2002/91/EC