

# BRUNTON

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## RESIDENTIAL



**DAISY FIELD WAY, GREAT PARK, NE13**

**Offers Over £285,000**



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

Brunton Residential are delighted to offer this well-appointed 'Easedale' by Taylor Wimpey, a three-bedroom semi-detached home on Daisy Field Way in Great Park.

The property features three good-sized bedrooms, with the principal enjoying an en suite. The property also offers a spacious lounge, well-equipped kitchen, and a lovely enclosed garden.

Situated in a peaceful residential area, the home benefits from nearby parks, local amenities, and excellent transport links.



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Upon entry, you are welcomed into an entrance hall with wood-effect flooring, stairs leading to the first floor, and a useful storage cupboard. The hallway also provides access to a ground-floor WC and a spacious lounge on the left, featuring wood-effect flooring, a front-aspect window, and French doors leading out to the garden.

On the right is an open-plan kitchen-diner with dual-aspect windows to the front and side, a range of wall and floor units, integrated appliances including an oven, hob, and extractor fan, and granite worktop surfaces.

Upstairs, the first-floor landing gives access to three well-proportioned bedrooms, with the principal bedroom benefiting from an en suite shower room. A family bathroom serves the remaining bedrooms and is equipped with a bath, overhead shower, washbasin, and WC.

Externally, to the side of the property, accessed via the lounge, is a good-sized garden with a lawned area, a paved patio seating area, and fenced boundaries. There is also a drive offering off street parking alongside the rear garden equipped with an EV charging point.





# BRUNTON

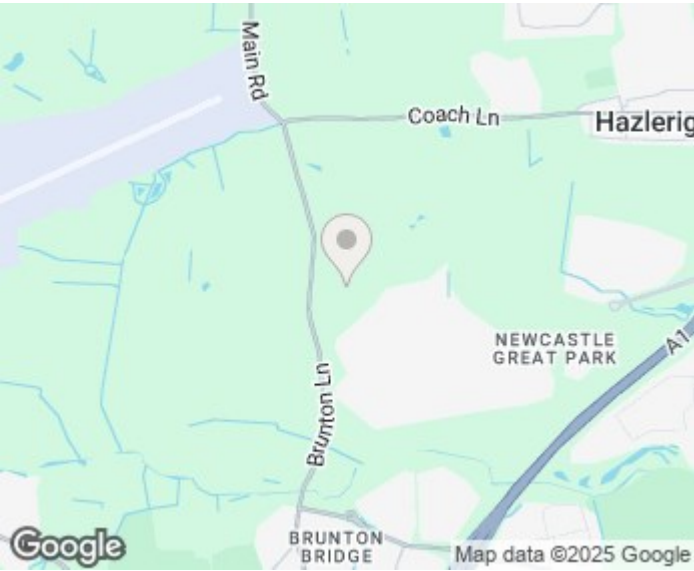
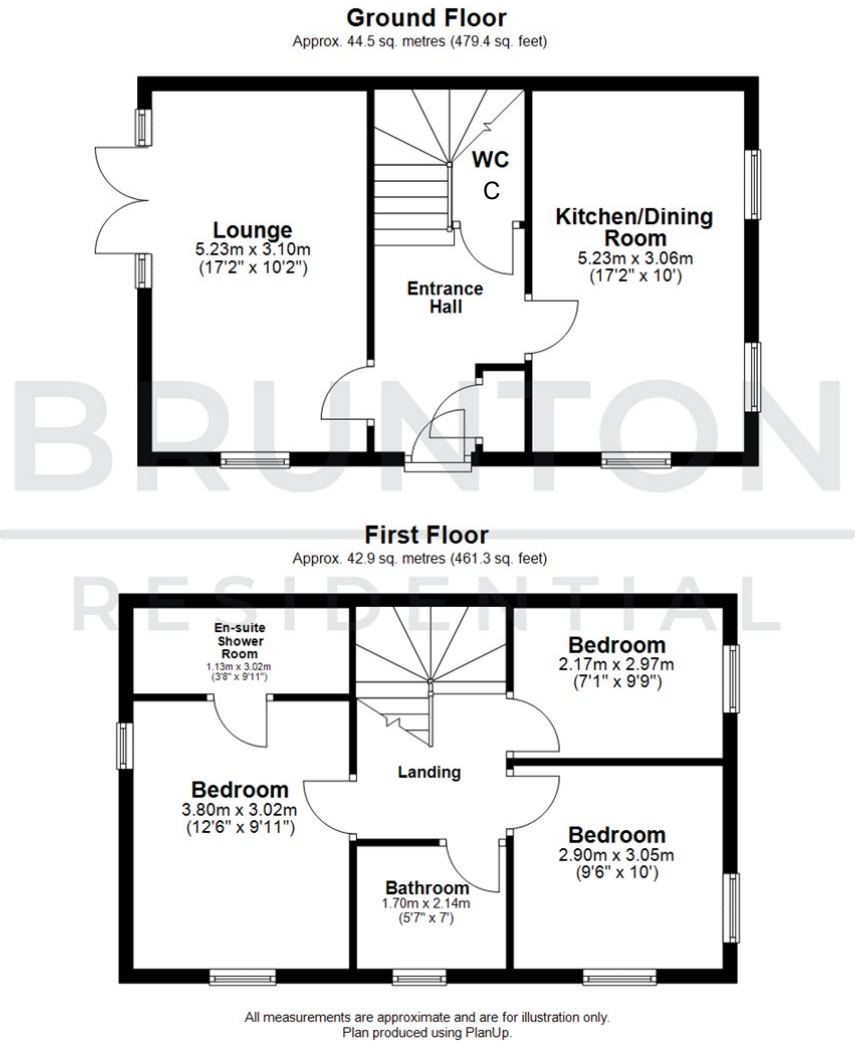
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>91</b>	<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	