

BRUNTON

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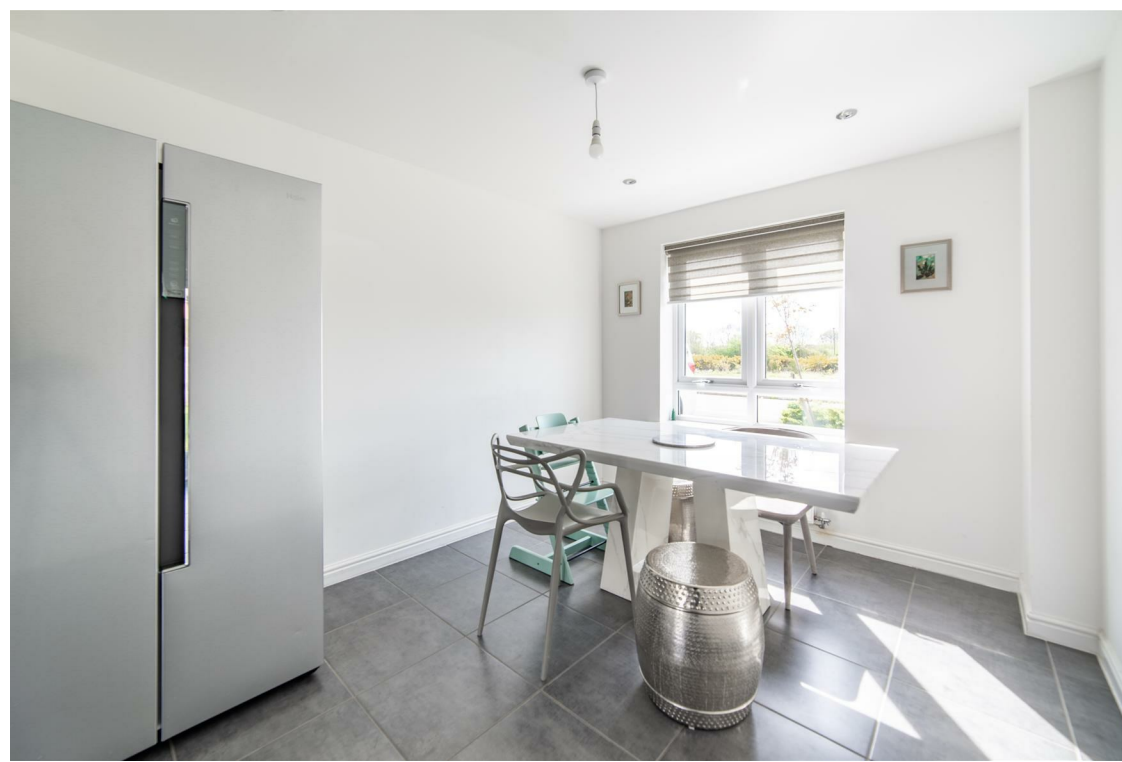
PEACOCK CHASE, GREAT PARK, NE13

Offers Over £365,000

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FOUR BEDROOMS – DETACHED FAMILY HOME – GREAT LOCATION

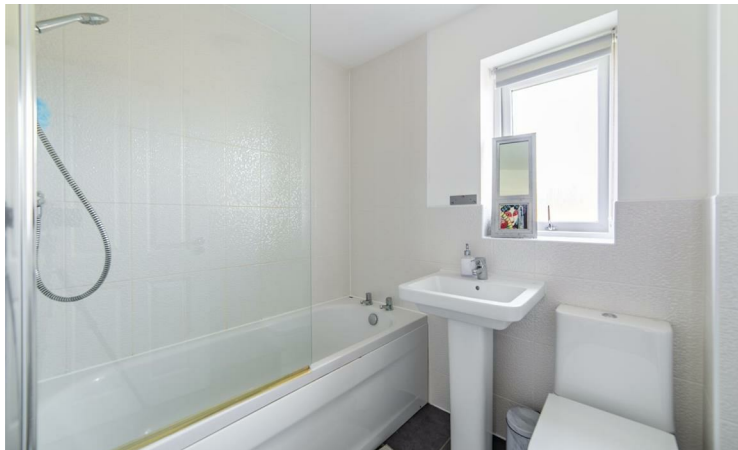
Brunton Residential are delighted to offer for sale this well-presented four-bedroom detached home, located on the sought-after Peacock Chase development in Great Park, Newcastle Upon Tyne.

The property features a spacious lounge and a modern kitchen/diner. There are four good-sized bedrooms, with the principal bedroom benefiting from an en suite shower room and fitted wardrobes. Two further bedrooms also include fitted wardrobes, providing excellent storage options. A detached garage offers off-street parking or additional storage space.

Great Park is a sought-after residential location, well-regarded for its excellent local amenities, reputable schools, and convenient transport links into Newcastle city centre and beyond.

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Upon entering the property, you are welcomed into a spacious hallway with storage and stairs leading to the first-floor landing.

To the left, there is a versatile front-aspect room, ideal for use as a home office, benefiting from fitted wardrobes and a front-facing window. Adjacent to this is a generously sized lounge with French doors opening out to the rear garden.

To the right is a dual aspect open-plan kitchen diner, well equipped with a range of floor and wall units and integrated appliances and French doors to the garden.

At the end of the hallway is a WC/utility room, fitted with additional floor and wall units, a sink, and space for further appliances. There is also a useful understairs storage cupboard.

Upstairs, the first-floor landing gives access to four well-proportioned bedrooms. The principal bedroom benefits from an en-suite shower room and fitted wardrobes, while two of the additional bedrooms also include fitted wardrobes. A family bathroom serves the remaining rooms and is fitted with a bath with overhead shower, wash basin, and WC. A further storage cupboard is located on the landing.

Externally, to the front of the property is a well-maintained, low-maintenance garden, a driveway with EV charger, and a detached single garage offering off-street parking. To the rear, there is a large enclosed garden, mainly laid to lawn, providing a private outdoor space.



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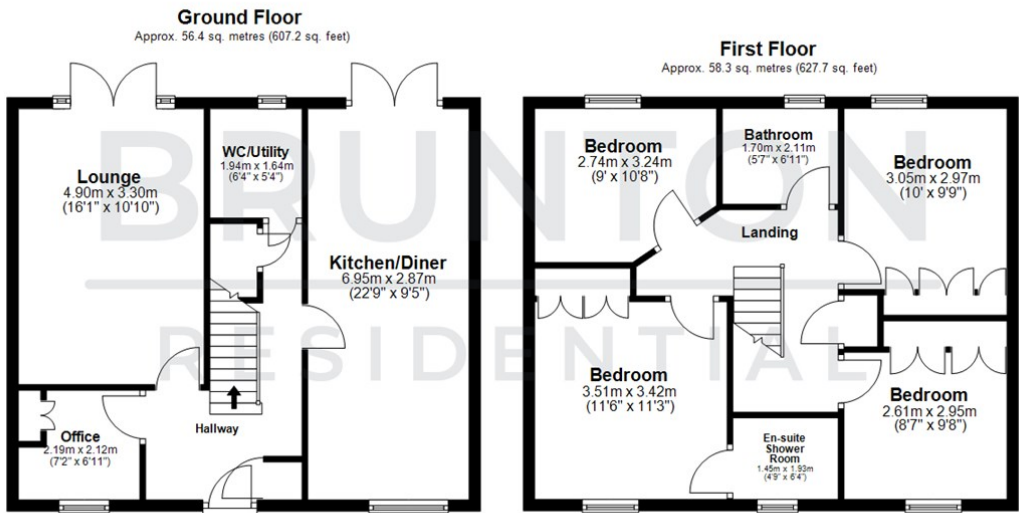
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : E

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		
(92 plus) A		94
(81-91) B	84	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	