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GREVILLE GARDENS, GREAT PARK, NE13

£290,000

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Delightful family home offering 1,092 sq. ft. of living space, including three well-proportioned bedrooms, two bathrooms, a spacious lounge, and an open-plan kitchen/dining room. The property also features a garage and a lovely rear garden, providing excellent spaces for relaxation and entertainment.

Ideally situated in the desirable area of Great Park, this home benefits from a fantastic array of shops, restaurants, outstanding local schools, and excellent transport links.

This well-proportioned property is ideal for family living, perfectly balancing comfort, functionality, and location.

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Immaculately Presented Family Home with Generous Living Space and Modern Finishes

The internal accommodation is thoughtfully arranged and begins with a welcoming entrance hall, featuring a staircase leading to the first floor. To the right, a spacious lounge benefits from a large front-facing window, providing an abundance of natural light. Further along the hallway, a convenient ground-floor WC is located on the right, with a useful under-stairs storage cupboard opposite.

Positioned at the rear of the property is a contemporary open-plan kitchen and dining area, ideal for both everyday living and entertaining. The kitchen is well-appointed with a range of modern wall and base units, integrated appliances, and a rear-facing window overlooking the garden. French doors open directly onto the rear patio, seamlessly connecting indoor and outdoor spaces. A separate utility room offers additional practicality and storage.

The first-floor landing provides access to three well-proportioned bedrooms. The principal bedroom, located at the front of the property, benefits from a stylish en-suite shower room. A modern family bathroom serves the remaining two bedrooms. A built-in storage cupboard on the landing adds further convenience.

Externally, the rear garden is fully enclosed with timber fencing, laid mainly to lawn, and complemented by a paved patio area—perfect for outdoor dining. Mature shrubs along the borders enhance both privacy and greenery. To the front, a long driveway leads to a detached garage, providing off-street parking for two vehicles.



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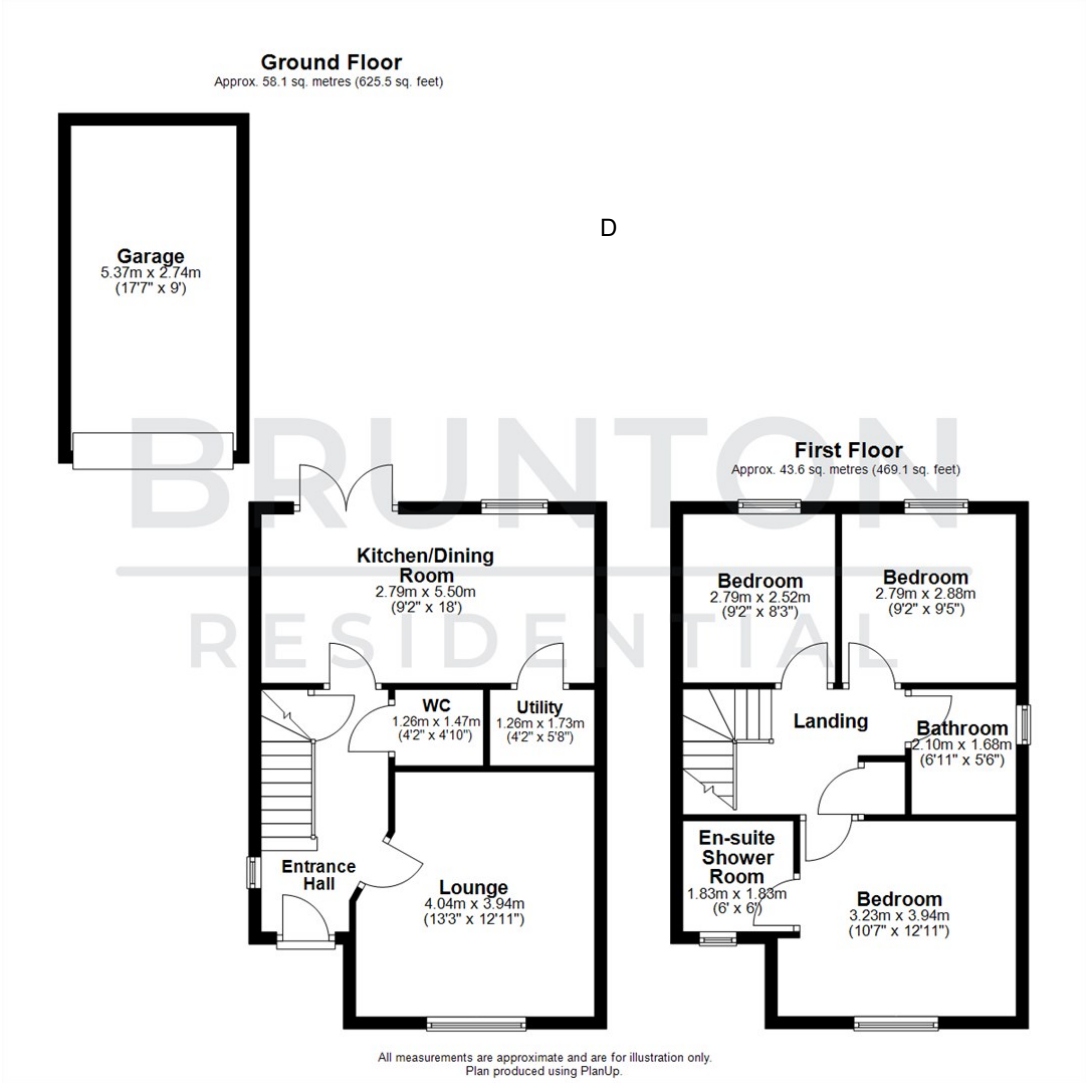
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : D

EPC RATING : C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		78
(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		