

BRUNTON

RESIDENTIAL



KIPLEY CLOSE, MOORFIELDS

Offers Over £895,000

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An aerial photograph of a residential development. On the left, a river flows through a lush green landscape with dense trees and vegetation. To the right, a paved road curves through a cluster of modern houses. The houses have grey and red roofs, and some have solar panels on their roofs. The yards are green and well-maintained, with some featuring outdoor furniture and small pools. The overall scene is bright and sunny, with vibrant green grass and trees.

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This is an elegant modern home, constructed in a traditional style, and completed in 2017. The property is situated on arguably the best site in Moorfields, and is ideally located opposite Gosforth Park on the A189, with easy access to the A1, Jesmond, Gosforth, Newcastle City Centre, the Metrocentre and the Northumberland coast. Moorfields is close to essential amenities, transport links, schools and leisure facilities.

This home has had substantial electrical upgrades to all rooms, including ceiling lighting, additional sockets in abundance, wall mounted televisions, full fast fibre internet connections, Bang & Olufsen Home Sound System and a newly installed, discreet EV charger.

There is further potential for installation of a solar panel system with battery storage, subject to negotiation, and flexibility on furnishings. Buyers can discuss the possibility of purchasing the property as a 'turn-key' option, again subject to negotiation. Council Tax Band G - Freehold - EPC B

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The property is situated on a private road, and is well placed, on an impressive corner plot with open views to the front, overlooking a mature pond, and its wildlife. This luxurious home is immaculately presented and beautifully decorated, with high quality flooring and wall coverings throughout.

The accommodation has flowing, open-plan living spaces, complete with bi-fold doors to the garden. There is a welcoming reception hall, a dual aspect living room, versatile sitting room, which can also function as an office or snug, an exceptional dining kitchen, fitted with high-quality appliances, a utility room, and ground floor WC.

The first floor offers five well-proportioned bedrooms, two of which include en-suite facilities and a dressing room to the principal. There is also a family bathroom. The property has fully tiled floors to all wet areas, with chrome heated towel rails and built-in mirrors, and Hammonds fitted wardrobes and furniture in the dressing areas.

Externally, the property benefits from a detached double garage, private parking for three cars, and a beautifully landscaped, South West facing garden, with generous lawns, an extensive patio, mature shrubs and trees, and raised planters supplied by Wykeham Mature Plants, Scarborough.



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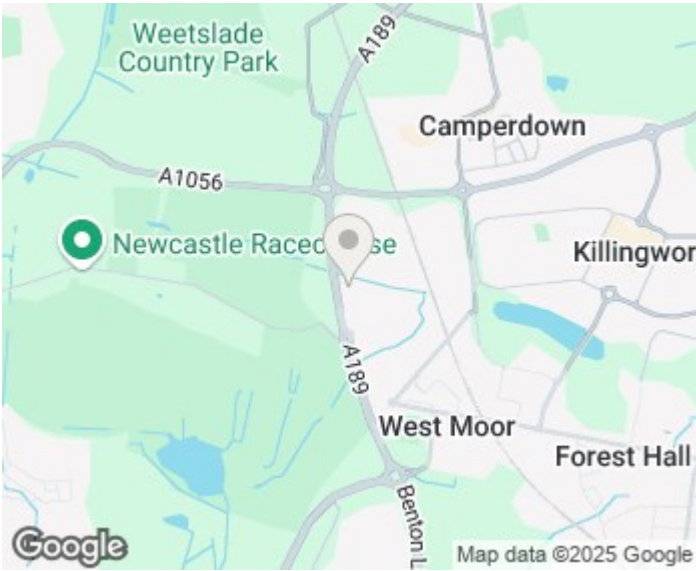
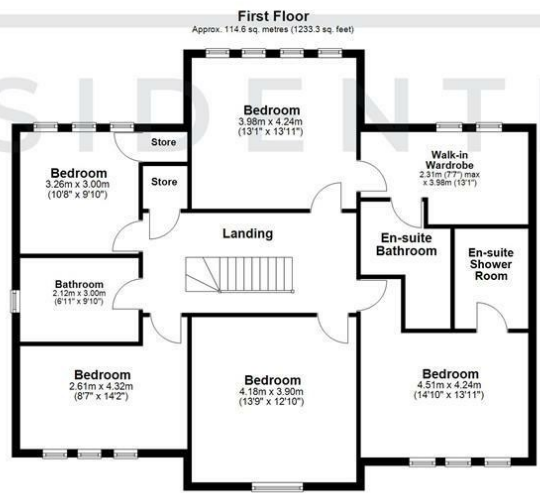
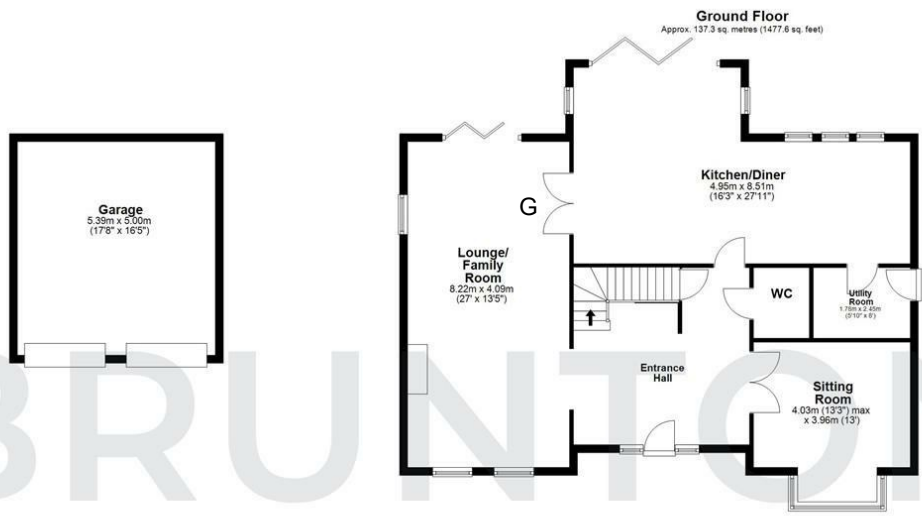
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TENURE : Freehold

LOCAL AUTHORITY : North Tyneside

COUNCIL TAX BAND : G

EPC RATING : B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	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	EU Directive 2002/91/EC