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WILLOWBAY DRIVE, GREAT PARK, NE13

Offers Over £240,000

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Modern 3 Bedroom Townhouse on Willowbay Drive, Great Park Immaculately presented and ideally located within the highly desirable Great Park development, this stylish three storey townhouse offers modern living with high quality finishes throughout. Perfect for professionals, couples, or families seeking space, comfort, and convenience.

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The entrance hallway leads into a bright and contemporary open plan kitchen and dining area, featuring sleek cabinetry, integrated appliances, and high-quality finishes. French doors open directly to the private rear garden, a small sitting room which could be utilised as a home office is positioned to the front of the property with convenient WC completing the ground floor.

The first floor hosts a spacious lounge, with dual-aspect windows and a Juliet balcony that overlooks the green space to the front. Also on this level is a versatile double bedroom currently used as a home office ideal for hybrid working, guests, or hobbies, which also boasts an en suite.

Upstairs, the top floor offers two well sized bedrooms along with a family bathroom.

To the rear, a private enclosed garden offers a combination of patio and lawn, with outdoor storage and space for seating. The property also benefits from 2 allocated parking to the rear.



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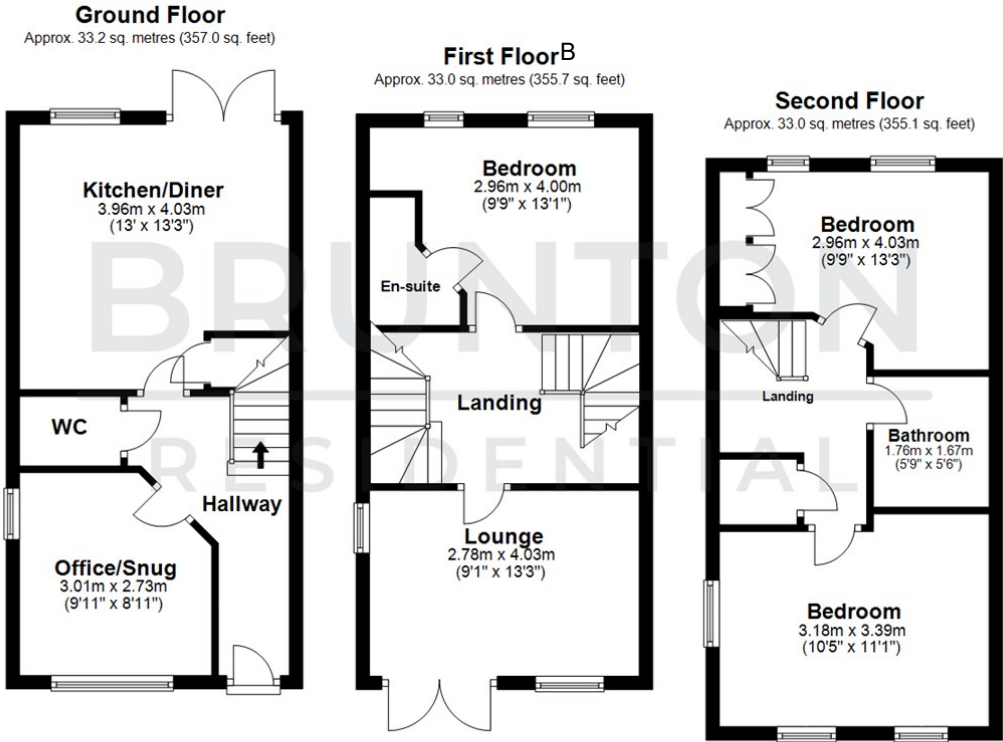
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : B

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		
(92-101) 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		
(92-101) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	