

**BRUNTON**  
RESIDENTIAL



**GREVILLE GARDENS, GREAT PARK, NE13**

**£290,000**

# BRUNTON

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## RESIDENTIAL





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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 as well as having the benefit of no forward chain.

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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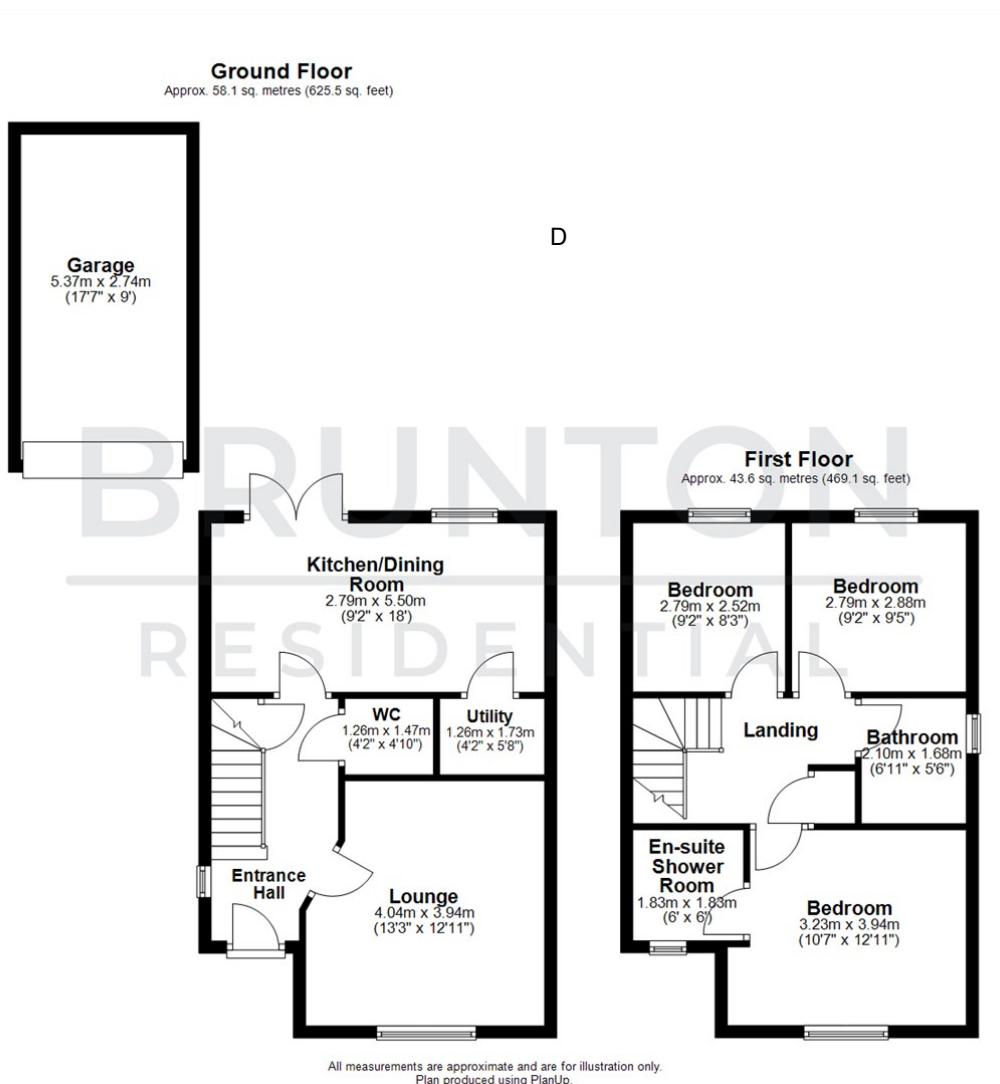
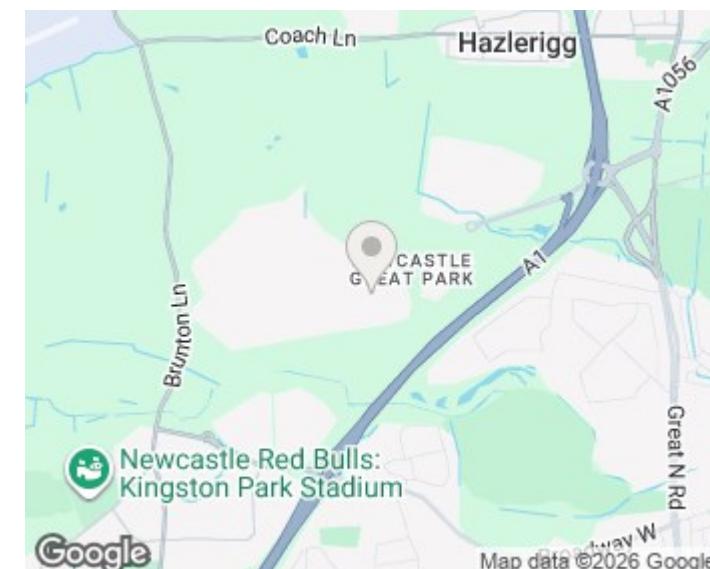
## RESIDENTIAL

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		
(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

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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<sub>2</sub> emissions

England & Wales

EU Directive 2002/91/EC