

BRUNTON

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LAYFIELD ROAD, BRUNTON PARK, NE3

Offers Over £485,000

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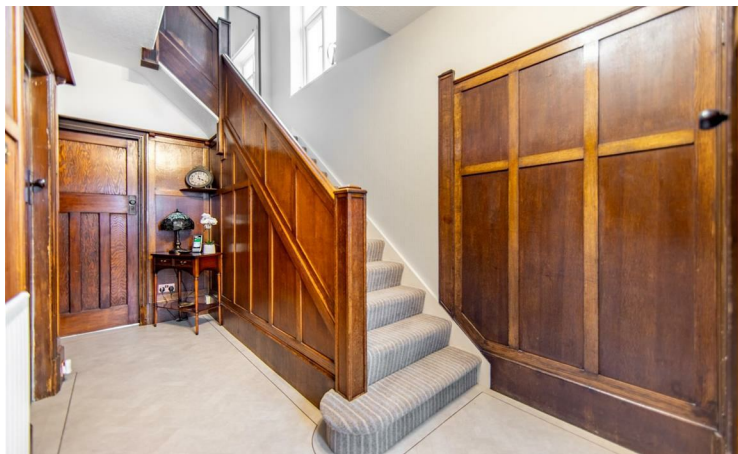


This 1930's semi detached extended family home is well-presented and offers thoughtfully arranged accommodation across two floors, enhanced by a number of high-quality upgrades. The property features a spacious living room, a modern Nixons kitchen-diner with French doors to the rear garden, and a converted garage providing a utility area and bespoke home office space. Upstairs, there are three well-proportioned bedrooms, all with fitted wardrobes and a family three piece shower room. Externally, the home benefits from off-street parking and a private rear garden, making it an ideal choice for a range of buyers.

Situated within the sought after Brunton Park, the property enjoys a convenient setting with access to local amenities, schooling, and transport links. The surrounding area is popular with families and professionals alike, offering a balance of everyday convenience and comfortable suburban living.

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The internal accommodation comprises: an entrance hallway with original 1930's panelling that opens into a spacious living room, which enjoys a front-aspect window. The hallway gives access to stairs to the first floor, along with a convenient ground-floor WC, an understairs storage cupboard and a Nixons kitchen with French doors leading out to the rear gardens. The kitchen, installed in 2022, also benefits from a range of fitted wall and base units and wooden flooring. The former garage has been converted to create a useful utility area, completed by Nook in 2024, along with bespoke fitted bookcases and a home office installation by the same company.

The first-floor landing provides access to three well-proportioned bedrooms, one with built-in wardrobes, fitted by Mattisons of Cramlington, with the master bedroom installation completed in 2017 and the second bedroom installed in 2025. Third bedroom also benefits from built in wardrobes. On this floor is a family bathroom with a three-piece suite.

Externally, there is a block-paved driveway to the front of the property, allowing for off-street parking. There is a rear garden, enclosed with timber fencing and laid mainly to lawn - an ideal space for entertainment.



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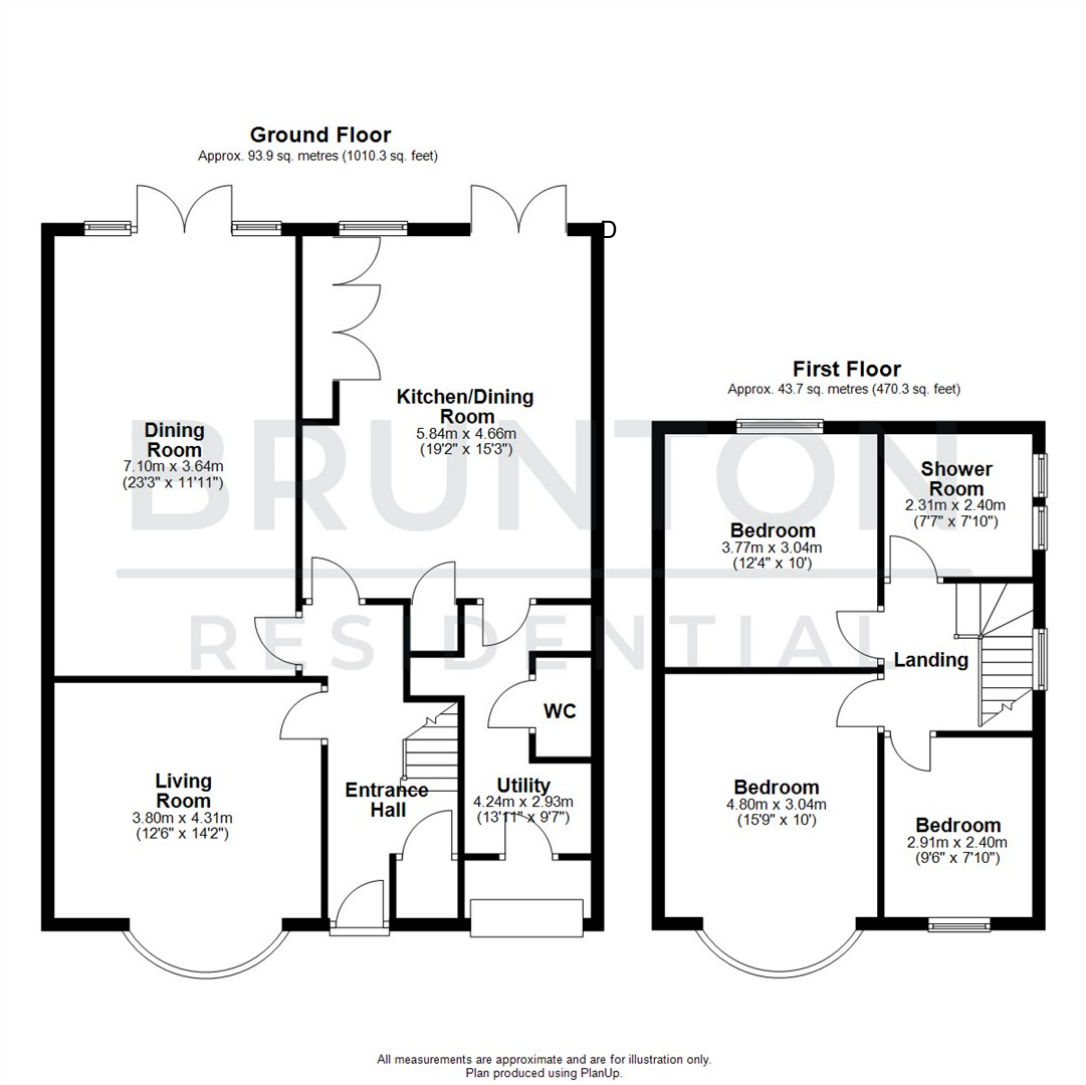
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : D

EPC RATING :



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		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		