

BRUNTON

RESIDENTIAL



HAWTHORN GRANGE, BRUNTON LANE, NE13

£550,000

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FIVE BEDROOMS – SUBSTANTIAL CORNER – RARE TO THE MARKET

Brunton Residential are delighted to offer for sale this substantial five-bedroom family home on Hawthorn Grange, Brunton Lane,

The property features five well-proportioned bedrooms, two of which benefit from en suite facilities. The open-plan kitchen, lounge, and dining area opens into a bright sun room, with additional ground floor accommodation including a utility room and WC. Externally, the home offers an attached double garage, a driveway providing off-street parking, and well-maintained gardens.

Brunton Lane is a highly regarded address offering excellent access to local amenities, well-regarded schools, and convenient transport links into Newcastle city centre and surrounding areas.

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Brunton Residential are delighted to welcome this 'rare to market' five bedroom family home on the sought after Hawthorn Grange as secluded development within Great Park. Upon entering the property, you are greeted by an entrance hall with a staircase leading to the first-floor landing. From the hall, there is access to a ground floor WC and the impressive open-plan kitchen, lounge, and dining area, which in turn opens into a bright sun room/garden room with further doors providing direct access to the rear garden.

The kitchen is well-equipped with integrated appliances including an oven, hob, and extractor fan. It also features granite work surfaces, dual-aspect windows, and access to a separate utility room as well as further garden access.

To the first floor, the landing leads to five well-proportioned bedrooms, two of which benefit from en suite shower rooms. A fully tiled family bathroom serves the remaining bedrooms and is fitted with a freestanding bath, washbasin, and WC.

Externally, the property enjoys a driveway to the front offering off street parking for multiple vehicles that leads to an integral double garage, while to the rear there is a generous lawned garden with a stone-paved patio area, ideal for alfresco entertaining.



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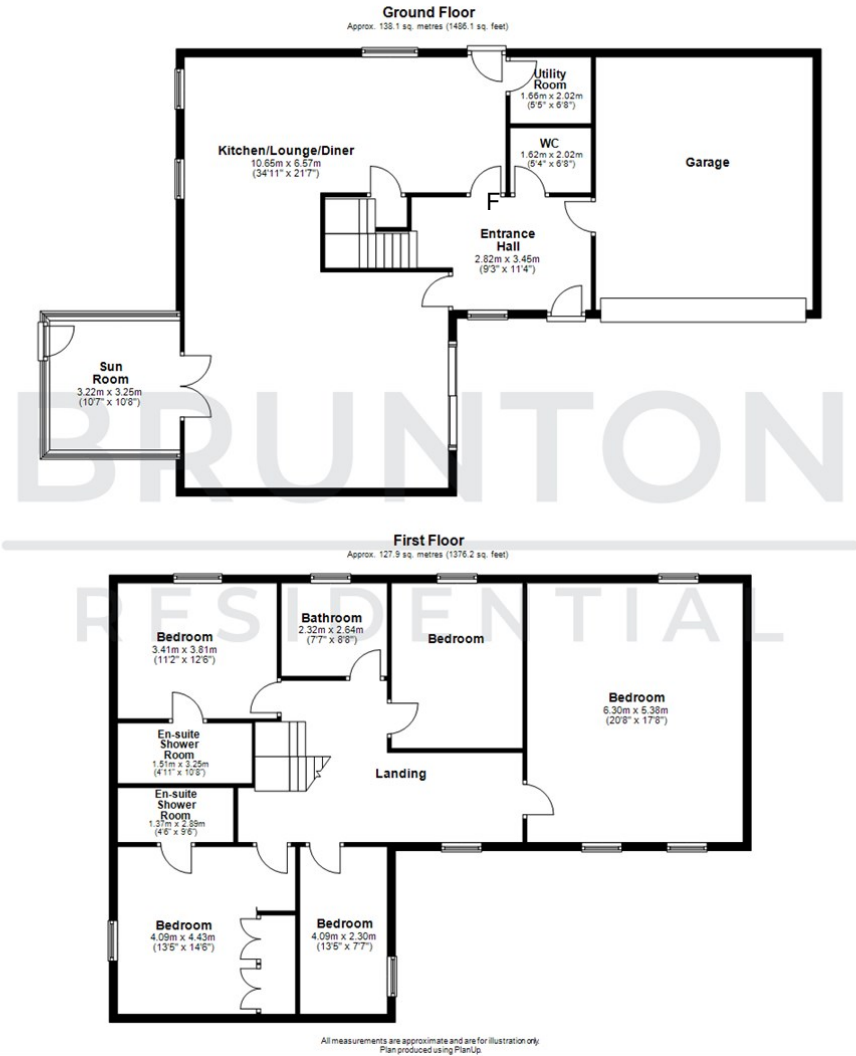
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : F

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		
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	