

BRUNTON

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FIELD VIEW, MEDBURN, NEWCASTLE UPON TYNE

£725,000

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**DETACHED HOME - STUNNING CONDITION - GATED RESIDENTIAL DEVELOPMENT -
LARGE FRONT & REAR GARDENS.**

Brunton Residential are delighted to offer for sale this fantastic detached home located on Field View within Medburn. This home is positioned within a secure residential development and has been fitted to a luxury standard.

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Medburn has become an incredibly popular area to live recently, a huge mix of property sizes and build types complements plenty of open space and privacy. Driving through the automatic gates into the Field View development, you are welcomed with a winding lane leading to these exclusive properties.

Accessing the property through the front door, an entrance hall provides access to main rooms, while offering a ground floor WC and staircase access to the first floor. To one side of the hallway is the formal lounge, this spacious room runs the length of the property, it has a walk in bay window to the front and a bi-fold door which opens on to the rear gardens. On the other side of the hallway is the family kitchen, this fantastic space offers plenty of options. The kitchen itself provides an excellent amount of wall and floor units, with coordinated granite work surfaces and a feature centre island with an array of high end fitted appliances. There is a large formal dining space while to the rear of the room is an open plan orangery area which forms part of the original build, this area also has bi-fold doors onto the rear garden with extra natural light provided by a feature lantern style roof.

The first floor has four bedrooms and three bathrooms in total, nearly all of the rooms offer an open view to the front or rear which gives a real feel of open space.

The master bedroom is fitted with wardrobes and is easily big enough for a super king bed and free standing furniture, it also provides access to a luxury en-suite shower room. Bedroom two is very similar in size and quality, also with a well appointed en-suite shower room, bedrooms three and four are both substantial doubles, similar in a size, they share a family bathroom.

As mentioned, the garden areas are superb, a small town garden includes a pathway to the property along with a double driveway positioned to the side. The driveway provides two parking spaces and access to the double garage. The rear garden runs the full width of the property, it has uninterrupted views over the rear farm lands and is mainly lawned with paved areas and fenced boundaries.



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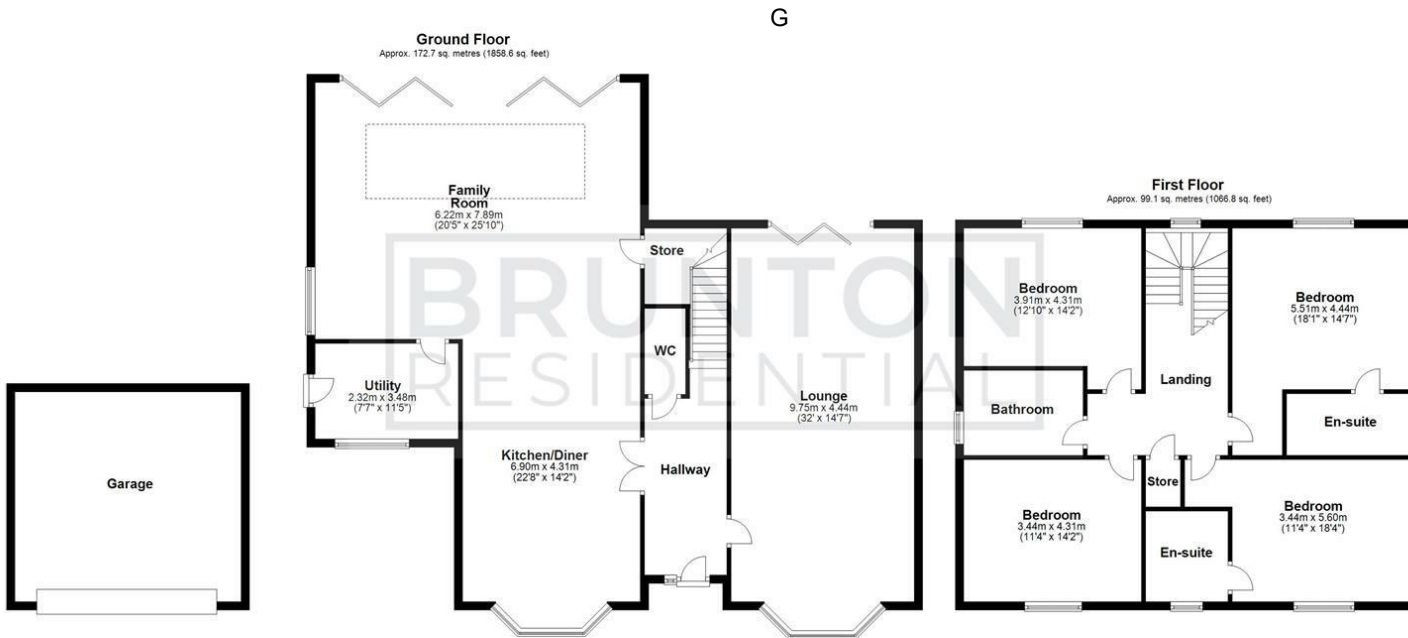
TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : G

EPC RATING : C

SERVICES :



Total area: approx. 271.8 sq. metres (2925.4 sq. feet)
 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 plus) A			96
(81-91) B		80	
(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			

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			