

# BRUNTON

---

## RESIDENTIAL



**SOUTH DRIVE, WOOLSINGTON, NE13**

**Offers Over £995,000**



# BRUNTON

---

## RESIDENTIAL









# BRUNTON

---

## RESIDENTIAL





# BRUNTON

---

## RESIDENTIAL



Substantial Detached Family Home Boasting over 5,000 Sq ft of Internal Living Space & Extensive 1 Acre Plot with Four Generous Reception Rooms, Impressive and Extended Kitchen/Dining and Family Space plus Utility Room, Four Double Bedrooms, Family Shower Room plus Two En-Suites, Integral Double Garage, Large Basement with Wine Cellar and Games Room, Large Multi-Car Driveway with Secure Electronic Entrance Gates and No Onward Chain!

This excellent and extensive detached family home is perfectly located on the prestigious South Drive, Woolsington. South Drive, which is situated just off from Ponteland Road, is ideally positioned within the pretty village of Woolsington, which is ideally placed on the outskirts of Newcastle City Centre, close to the A1 western bypass and Newcastle International Airport.

Available with no onward chain, this extensive property is perfectly positioned close to Ponteland Village, with its excellent shops, cafes, restaurants and public houses. The shops, amenities and transport links of Kingston Park are also situated close by and only a short walk away is Callerton Parkway Metro Station, offering easy access into Newcastle City Centre and beyond.



# BRUNTON

---

## RESIDENTIAL





# BRUNTON

---

## RESIDENTIAL

The internal accommodation comprises: Entrance vestibule leading into the central entrance hall with doors leading into all reception rooms. To the rear of the ground floor, doors lead into three excellent reception rooms, all of which enjoy superb open aspect views over the rear gardens. The fourth reception room is positioned to the front of the property and offers fitted storage with a window overlooking the driveway.

A door from the rear of the entrance hall then opens into an impressive and extended kitchen/dining and family space, which measures 39ft in length, and benefits from modern, high gloss cabinetry, stone work-surfaces and a large central island with breakfast bar. The kitchen/dining space is mostly tiled with an extended area which enjoys a vaulted ceiling and bi-folding doors which open out onto the rear terrace and gardens. A door from the rear of the kitchen leads into a useful utility/boot room with door to the side.

The ground floor accommodation continues through to two ground floor double bedrooms. The principal bedroom offers access to a large walk-in wardrobe (with fitted storage) and into a generous en-suite bathroom which has been re-fitted.

An internal hallway then gives access to the first floor, which leads to two further double bedrooms. One with an en-suite shower room. There is also access at the first floor to a shower room with WC. A further door from the inner hallway leads into the large, integral double garage with light and power.

Externally, the property is accessed via secure, wrought iron, electronic entrance gates with secure entry phone system that open to give access to a large, multi-car driveway and double garage.

The grounds and gardens, which extended to approximately one acre, offer an abundance of well stocked borders with a large rear garden, which is laid mainly to lawn with paved patio seating areas and a great deal of privacy from the outside world. The plot offers a clear potential to extend the property further (subject to planning).

Priced to reflect some decorative modernisation, this excellent detached family home simply demands an early inspection and viewings are strongly advised.





# BRUNTON

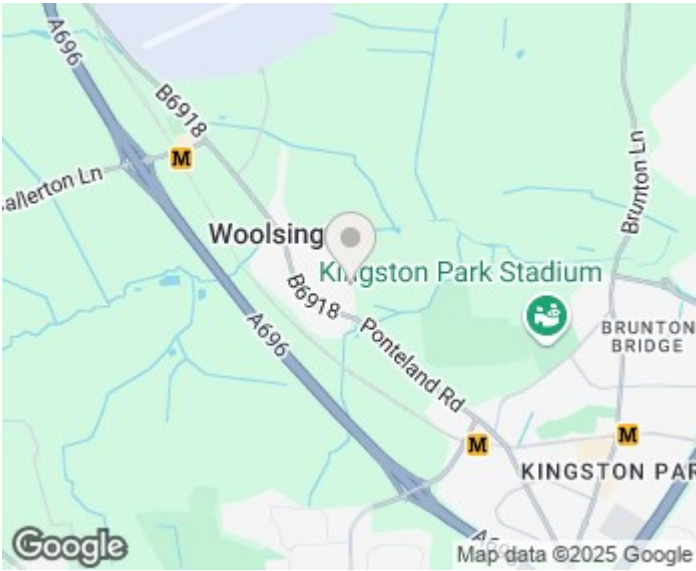
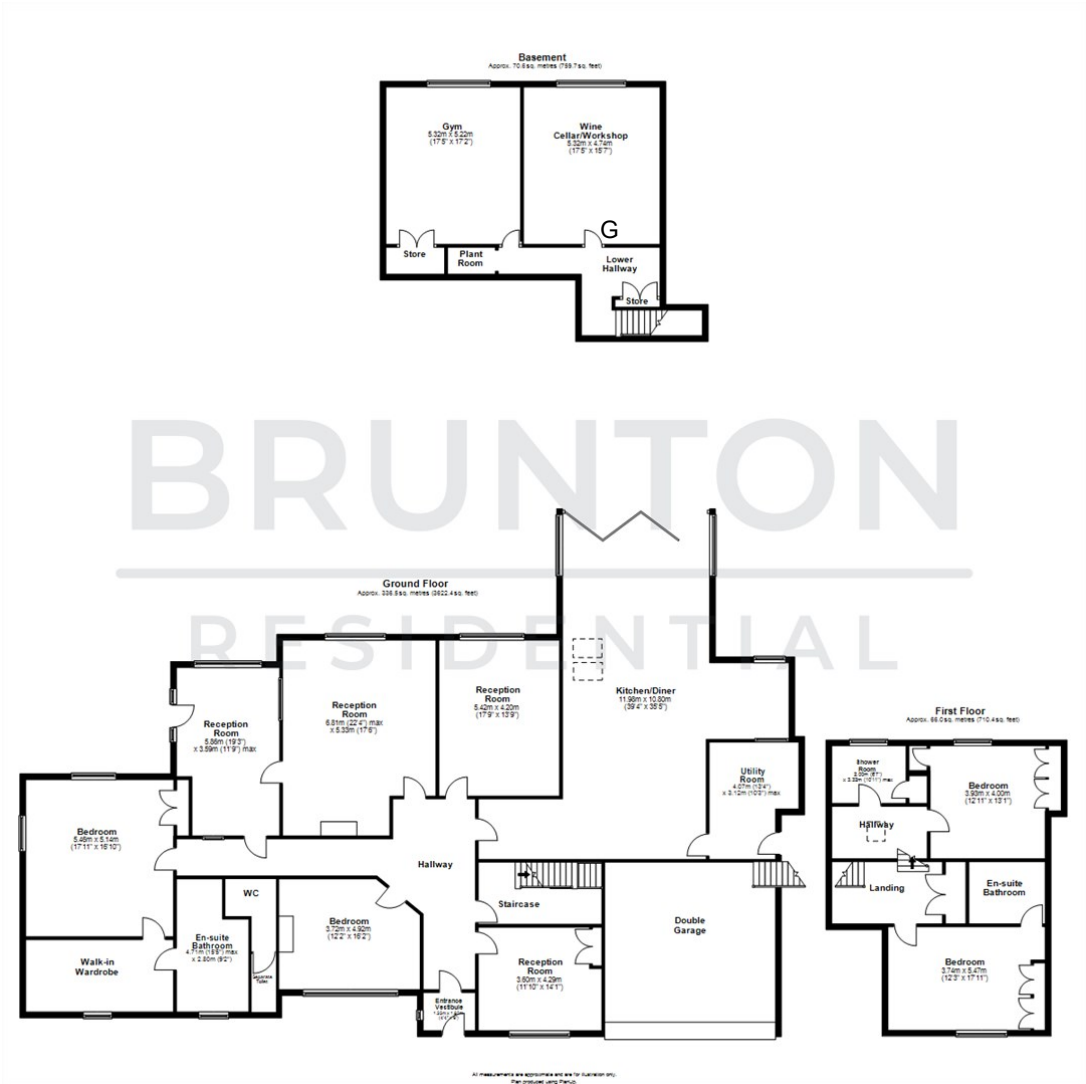
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : G

EPC RATING : D



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
EU Directive 2002/91/EC					
England & Wales			England & Wales		