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WOODEND WAY, BRUNTON BRIDGE, NEWCASTLE UPON TYNE NE13

Offers Over £300,000

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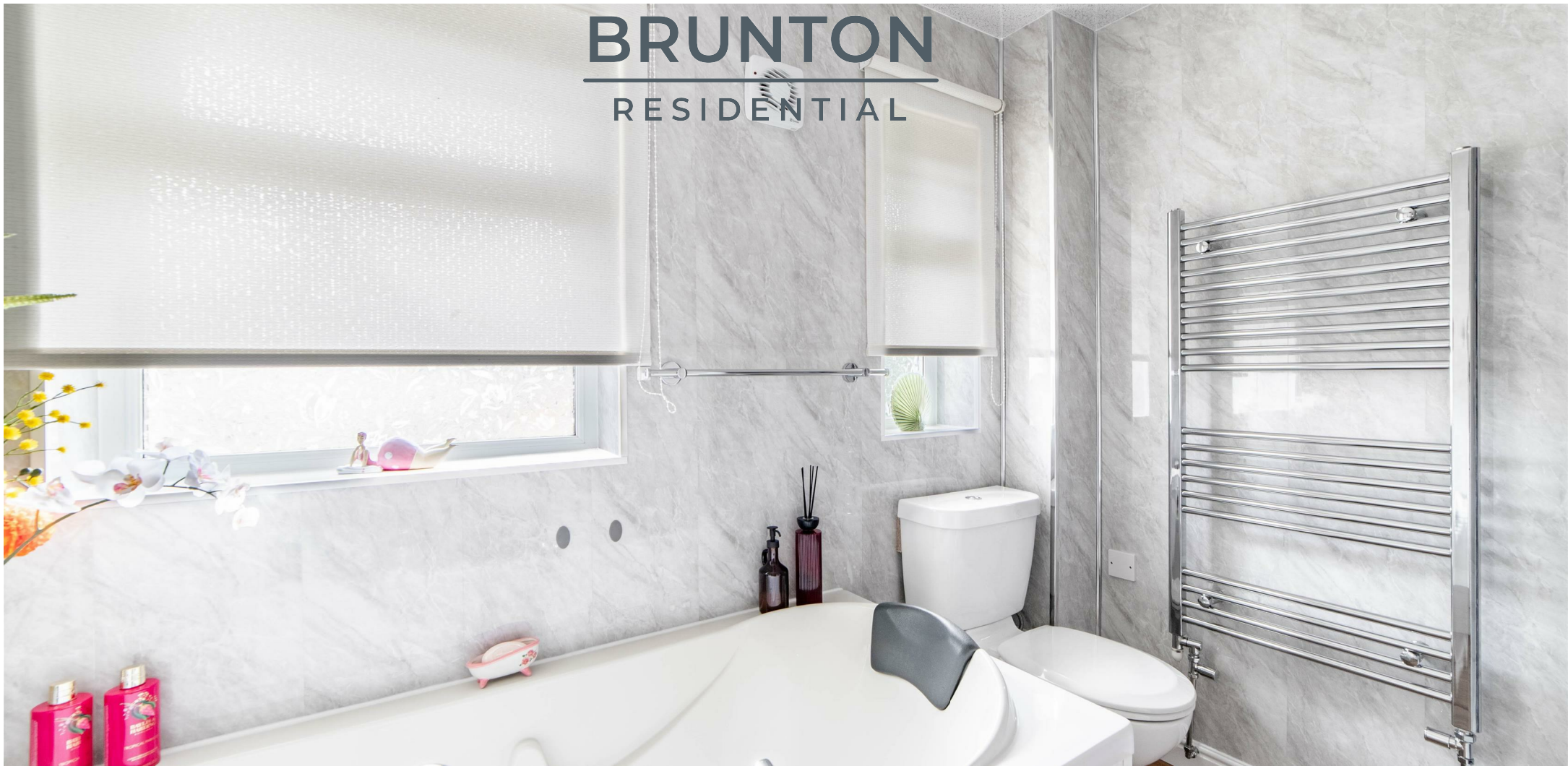
Delightful three-bedroom detached bungalow, occupying a generous plot within the highly sought-after Brunton Bridge area of Newcastle upon Tyne.

The home features a generous principal bedroom with its dressing area, en-suite shower room and adjoining sun room, together with the spacious lounge, contemporary kitchen, impressive dining room and versatile workshop. Externally, the beautifully maintained wraparound gardens are undoubtedly one of the property's finest attributes, complemented by an attractive covered patio that provides an excellent space for outdoor entertaining throughout the year.

Woodend Way is ideally situated within the desirable Brunton Bridge development, offering convenient access to a range of local amenities, well-regarded schools and excellent transport links into Newcastle city centre and the surrounding areas. The property is also well positioned for easy access to Gosforth, Newcastle International Airport and the A1, making it an excellent choice for both families and commuters.

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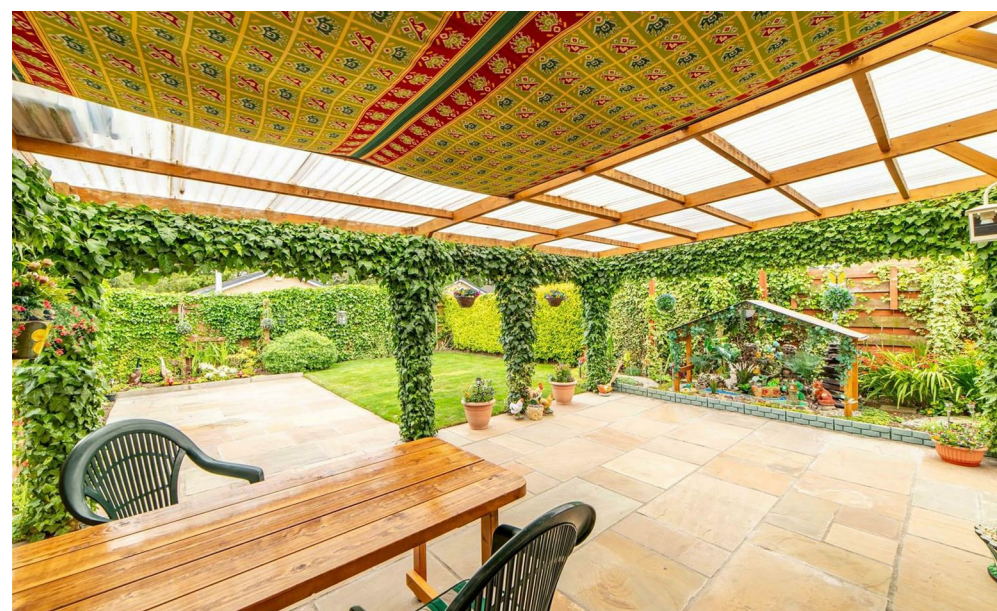
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The internal accommodation comprises: The property is accessed through the front entrance into an impressive dining room, creating a welcoming introduction to the home. French doors open directly onto the beautifully landscaped side garden, allowing natural light to flood the space and providing an excellent setting for both everyday dining and entertaining. Positioned beyond the dining room is a substantial workshop, offering exceptional versatility for a variety of uses, including hobbies, storage or further workspace.

Leading through from the dining room is the spacious lounge, a bright and comfortable reception room that enjoys an attractive outlook towards the side garden. The lounge provides an excellent space for relaxing and also gives access to the kitchen, which is fitted with a contemporary range of wall and base units, complementary work surfaces and integrated appliances, creating a practical and stylish space for day-to-day living.

An internal hallway leads to the bedroom accommodation and family bathroom. The bathroom has been thoughtfully designed to incorporate a separate utility area, maximising the available space while providing excellent practicality. Positioned to the front of the property is the generous principal bedroom, benefiting from extensive fitted wardrobes, a dressing area and a contemporary en-suite shower room. French doors open directly into the adjoining sun room, creating a wonderful additional reception space overlooking the garden with direct access outside. Bedroom two is a comfortable double bedroom, while bedroom three also benefits from built-in storage, making the accommodation well suited to families, guests or those working from home.

Externally, the property occupies a generous plot with beautifully landscaped wraparound gardens that have been meticulously maintained. A superb covered patio seating area provides the perfect space for outdoor dining and entertaining throughout the year, whilst the lawned gardens, mature planting and colourful borders create a particularly attractive setting. The property also benefits from ample driveway parking to the rear.



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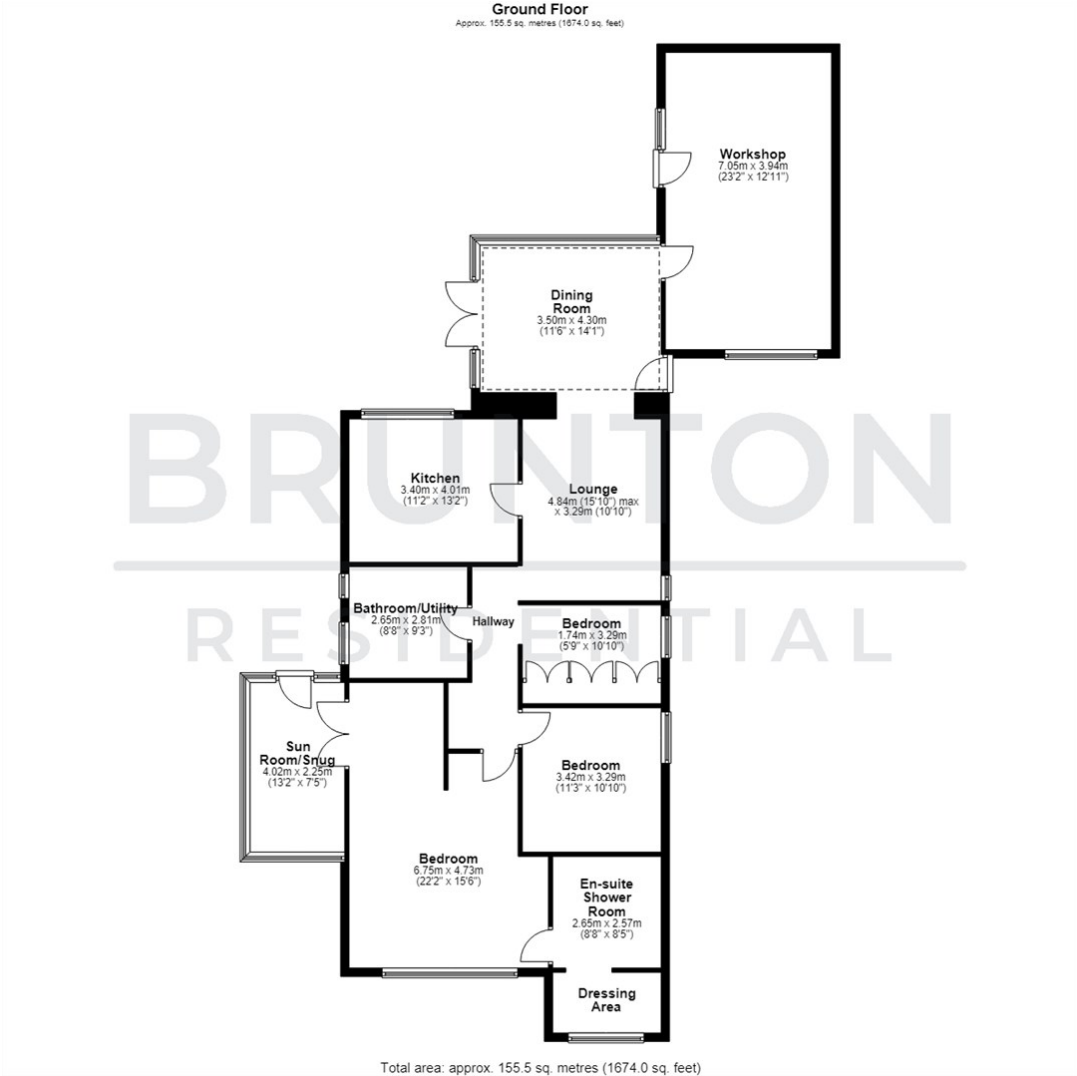
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TENURE :

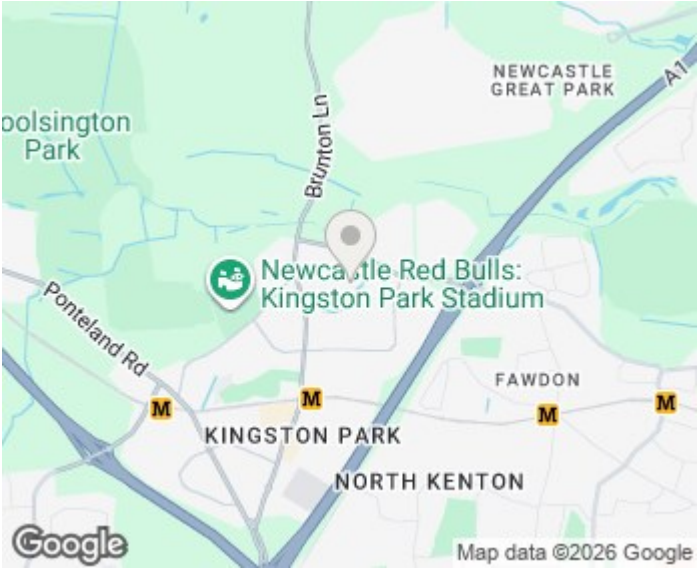
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING :



Total area: approx. 155.5 sq. metres (1674.0 sq. feet)



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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
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