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MAGNOLIA DRIVE, CITY EDGE, NE5

Offers Over £220,000

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Three-bedroom semi-detached Barratt-built house situated within City Edge, Newcastle, positioned on a particularly attractive corner plot with generous south-facing garden as well as a garage to the rear and additional parking, creating an attractive modern family home.

Internally, the property also enjoys a bright kitchen/diner, spanning the full depth of the house and opening onto the rear garden via French doors, as well as the spacious full-depth lounge, useful downstairs WC and understairs storage. Upstairs are three well-proportioned bedrooms, with two double bedrooms and a third bedroom as a versatile single. The main bedroom benefits from a beautifully presented en-suite shower room, while the remaining bedrooms are served by the well-appointed family bathroom, completing the internal accommodation.

Blakelaw is a well-established residential area offering a range of local amenities, including shops, schools, and leisure facilities. The area benefits from excellent transport links, providing easy access to Newcastle city centre and surrounding areas.

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The property is accessed via the entrance hallway, with the stairs immediately in front rising to the first floor.

To the left-hand side is the kitchen/diner, which spans the full depth of the house and benefits from modern fitted wall and base units, wood effect work surfaces and integrated appliances as well as French doors opening onto the rear garden, creating a bright and spacious feel. To the right-hand side is the full-depth lounge, which benefits from dual-aspect windows, adding to the naturally light feel of the home. At the rear of the hallway is a downstairs WC with full tiling, as well as useful understairs storage.

To the first floor are three bedrooms, two of which are spacious doubles, while the third bedroom is a versatile single which could be configured as a home office, child's bedroom or dressing room, depending on individual preferences. The main bedroom benefits from a beautifully presented fully tiled en-suite shower room, with the remaining bedrooms served by the family bathroom, which is fitted with a three-piece suite and also fully tiled.

Externally, the property occupies a particularly attractive corner plot with a good amount of additional space. The enclosed south-facing garden, mainly laid to lawn with paved patio seating areas, provides an ideal space to relax or entertain, while the garage and driveway to the rear provide off-street parking for up to three vehicles, further adding to the appeal of this modern family home.



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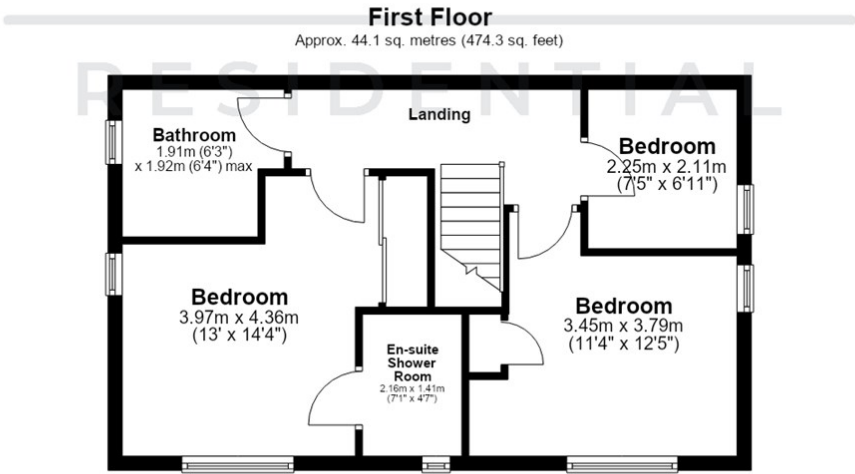
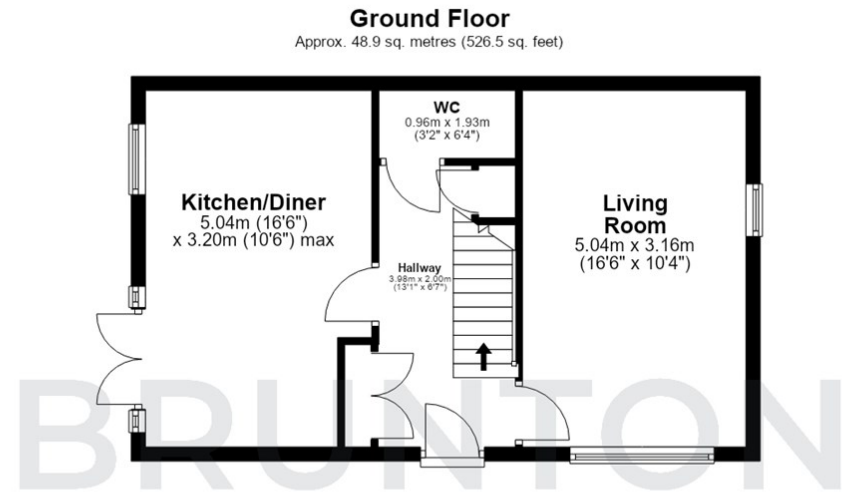
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TENURE : Freehold

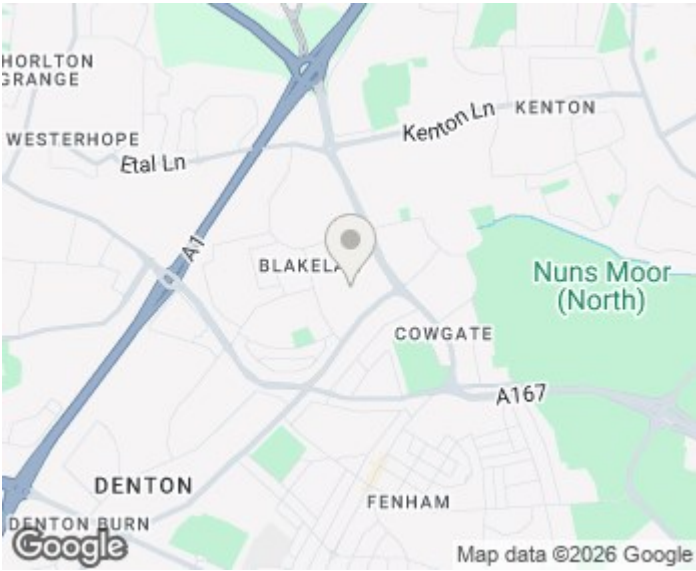
LOCAL AUTHORITY :

COUNCIL TAX BAND : B

EPC RATING : B



Total area: approx. 93.0 sq. metres (1000.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(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	