

# BRUNTON

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RESIDENTIAL



**BOWMAN DRIVE, WALLSEND, NE28**

Offers Over £425,000

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Beautifully presented five-bedroom detached family home positioned within the popular residential development of Bowman Drive, offering spacious accommodation across three floors.

Designed with modern family living in mind, the property offers a generous lounge/diner with French doors opening onto the enclosed rear garden, alongside a contemporary kitchen with integrated appliances, a breakfast area and separate utility room. Five well-proportioned bedrooms are complemented by two en suites, a family bathroom and a ground floor WC, while the rear garden features a patio, lawn and access to the detached garage and driveway.

Bowman Drive enjoys a convenient location in Wallsend, close to a range of local shops, supermarkets, schools and everyday amenities. Excellent transport links include regular bus services, nearby Metro stations and easy access to the A19 and Tyne Tunnel, providing straightforward travel across Tyneside. The area is well suited to families and professionals seeking generous living space within easy reach of Newcastle city centre.

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The internal accommodation comprises: an entrance hall with stairs leading up to the first floor, a convenient WC and access to the main living spaces. To the right, the generous lounge and dining room is beautifully presented with contemporary flooring, a large front window and French doors opening onto the rear garden, creating a bright and inviting space.

To the left, the kitchen and breakfast room is fitted with sleek high gloss units, contrasting work surfaces, integrated appliances, an induction hob with stainless steel extractor and a breakfast bar, with space for a seating area. A well-appointed utility room provides additional storage, worktop space and an external door.

On the first-floor landing, a storage cupboard and doors provide access to four well-sized bedrooms and the family bathroom. One bedroom benefits from a modern en-suite shower room, while the remaining bedrooms offer generous proportions for family living or home working. The family bathroom is finished with contemporary tiling and includes a bath, pedestal wash basin and WC. Stairs continue to the second floor, where the impressive main bedroom occupies the entire level. Filled with natural light from windows and roof lights, this spacious retreat offers ample room for furnishings and is complemented by a stylish en-suite featuring contemporary tiling, a separate shower and a bath.

Outside, the enclosed rear garden has been designed for low maintenance, with a paved patio seating area leading onto a lawn, enclosed by timber fencing and brick wall boundaries. A gate provides access to the rear driveway with off-road parking and a detached garage, completing this beautifully presented home.



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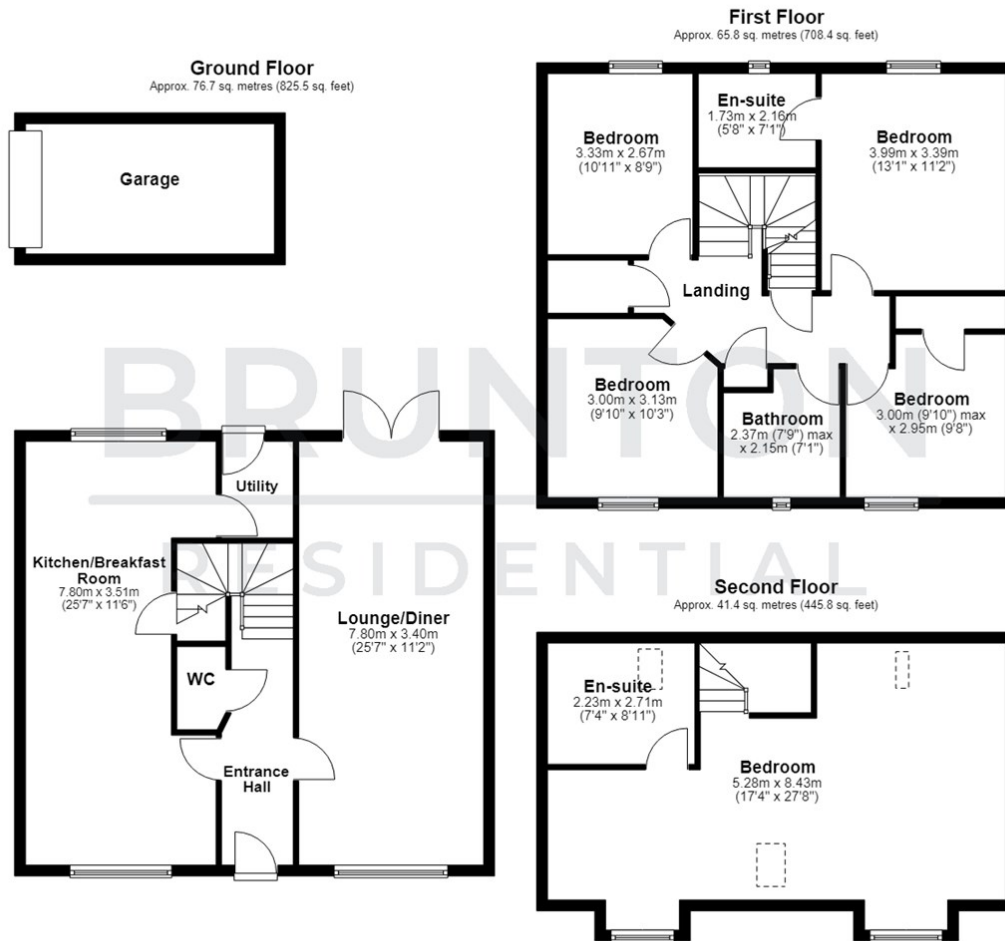
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TENURE : Freehold

LOCAL AUTHORITY : North Tyneside CC

COUNCIL TAX BAND : C

EPC RATING : B



Total area: approx. 183.9 sq. metres (1979.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		83	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	