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WAGONWAY DRIVE, GREAT PARK NE13

Offers Over £260,000

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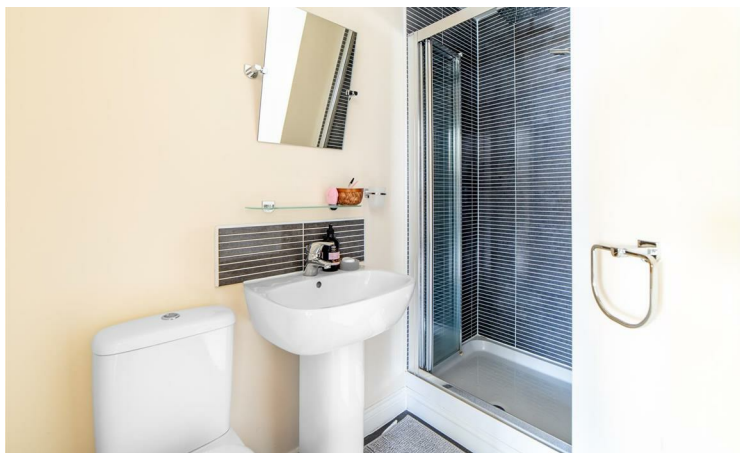
Well-presented four-bedroom semi-detached home situated within the popular Great Park development. The property provides a versatile layout with a combination of living and bedroom spaces, together with a landscaped rear garden and two allocated parking spaces.

A particular feature is the flexibility offered across the three floors, with the first-floor rear lounge having the potential to be used as an additional bedroom if required. The home also benefits from a generous dual-aspect open-plan lounge and kitchen, a particularly bright triple-aspect front bedroom, a main bedroom with en-suite shower room and further flexible space currently used as a home office and storage area. Outside, the landscaped rear garden provides a combination of decking, paved patio and artificial lawn.

Wagonway Drive is situated within Great Park, Newcastle Upon Tyne, offering a popular residential setting with a range of local amenities and facilities nearby. The property's position within the development, together with its generous accommodation, flexible layout, landscaped garden and allocated parking, makes it an appealing home for a range of buyers.

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The internal accommodation comprises: an entrance hallway with stairs rising to the first floor, a convenient downstairs WC and access into the kitchen. The kitchen is arranged in a practical galley-style layout, with a range of wall and base units positioned to either side, together with a number of built-in appliances including a fridge freezer, washing machine and dishwasher. There is also a useful storage cupboard. Towards the rear, an opening leads through into the lounge, creating an open-plan arrangement. The lounge benefits from a dual-aspect layout, with French doors and an additional window providing plenty of natural light. There is ample space for both a dining table and sofa, creating a versatile area for everyday living and entertaining.

To the first floor, the landing provides access to two generous rooms and the family bathroom. The room positioned to the rear is currently configured as an additional lounge and benefits from a dual-aspect layout, with a window and French doors opening onto a Juliet balcony. This room could equally be utilised as a bedroom, depending on individual requirements. The bedroom positioned to the front benefits from a particularly impressive triple-aspect layout, including a substantial corner window extending almost from floor to ceiling, together with two additional windows providing an excellent level of natural light. Positioned between the two rooms is the family bathroom, which is nicely presented and fitted with a bath with shower over, WC and wash hand basin, together with a fully tiled shower area.

To the second floor, the landing benefits from a substantial storage cupboard housing the water tank and boiler. The main bedroom is positioned to the rear and benefits from dual-aspect windows, together with access to an en-suite shower room fitted with a walk-in shower, WC and wash hand basin. An additional bedroom is positioned to the front and is currently configured as a home office and storage area. This room also benefits from a triple-aspect layout, including the substantial corner window, allowing plenty of natural light into the space.

Externally, the property benefits from a small gated front garden which is predominantly paved. To the rear is a landscaped garden incorporating a small raised decked seating area, paved patio and artificial lawn, together with a useful storage shed. The property also benefits from two allocated parking spaces positioned to the rear.



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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : E

EPC RATING : C

