

BRUNTON

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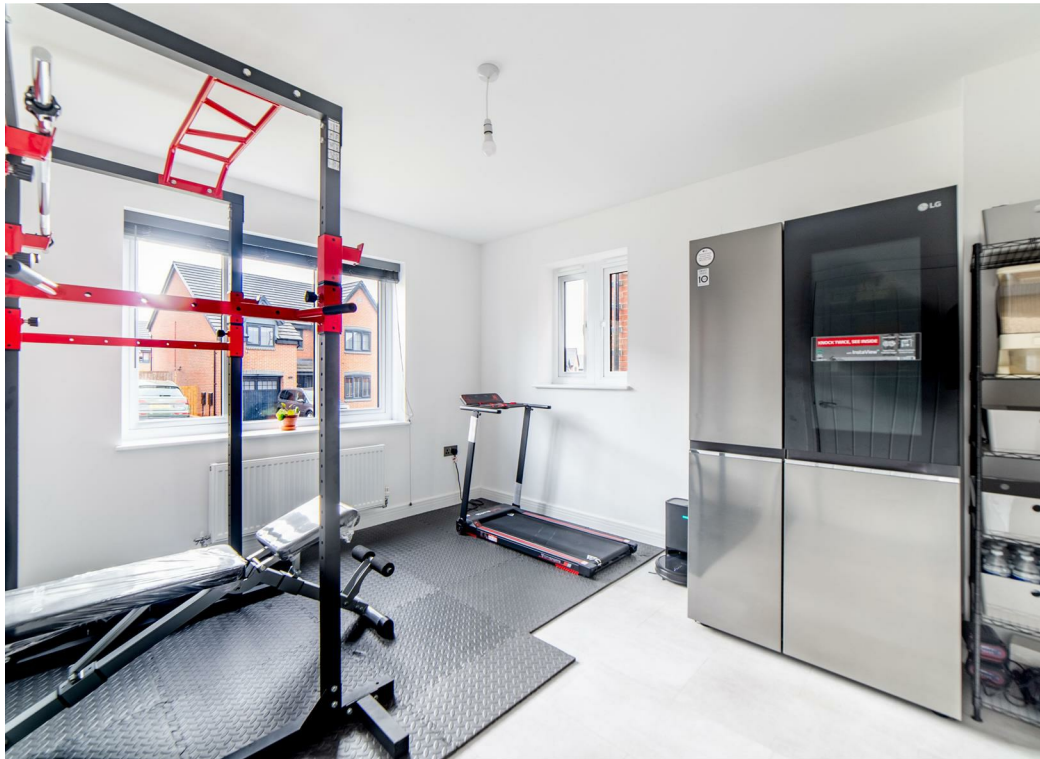
GOLDCREST ROAD, THE VIEW, ABBEY HEIGHTS, NE15

Offers Over £450,000

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Attractive four-bedroom Weaver by Bellway, forming part of the Artisan Collection at Abbey Heights, occupies a particularly appealing plot within the development.

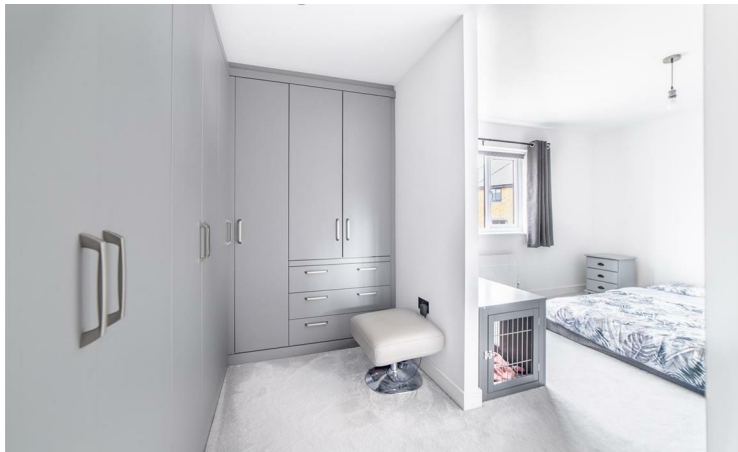
The property offers generous and versatile accommodation, including a full-depth dual-aspect lounge with French doors to the rear garden, an open-plan family, kitchen and dining space, four bedrooms and three bathrooms.

The property also benefits from a useful utility area, downstairs WC, walk-through dressing room and en-suite to the main bedroom, together with a further en-suite to bedroom two. Externally, the property enjoys a fully enclosed rear garden, a multi-length driveway providing parking for several vehicles and a detached pitch-roofed garage with useful additional storage within the roof space.

Goldcrest Road forms part of the popular Abbey Heights development in Newcastle, with the property benefiting from a pleasant residential setting and good access to local amenities and transport connections. The development provides convenient access to Newcastle city centre and the wider surrounding area, making this an attractive location for family living.

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The internal accommodation comprises: an entrance through the lawned front garden, with a pathway leading to the front door and inner hallway. The hallway provides access to the main living areas and benefits from useful storage cupboards and a downstairs WC. Immediately to the right is the full-depth lounge, which enjoys a dual aspect with windows to both the front and rear. French doors open directly onto the rear garden, creating a strong connection with the outside space and allowing plenty of natural light into the room.

To the left of the hallway, the accommodation opens into the family room, which flows through into the kitchen and dining space. The kitchen/dining area benefits from double doors opening onto the rear garden, providing a practical connection between the living accommodation and outside space. A useful utility area is positioned towards the rear of this room.

To the first floor are four bedrooms. Bedroom two benefits from its own en-suite, whilst the main bedroom features a walk-through dressing room leading into an en-suite. The remaining two bedrooms are served by the family bathroom.

Externally, the property occupies a fantastic plot with a fully enclosed rear garden comprising a patio area leading onto a lawn. To the front is a lawned garden and a multi-length driveway providing parking for several vehicles. There is also a detached pitch-roofed garage, which provides useful additional storage within the roof space. Overall, the property offers a particularly attractive combination of generous living accommodation, useful additional spaces and a good-sized plot.



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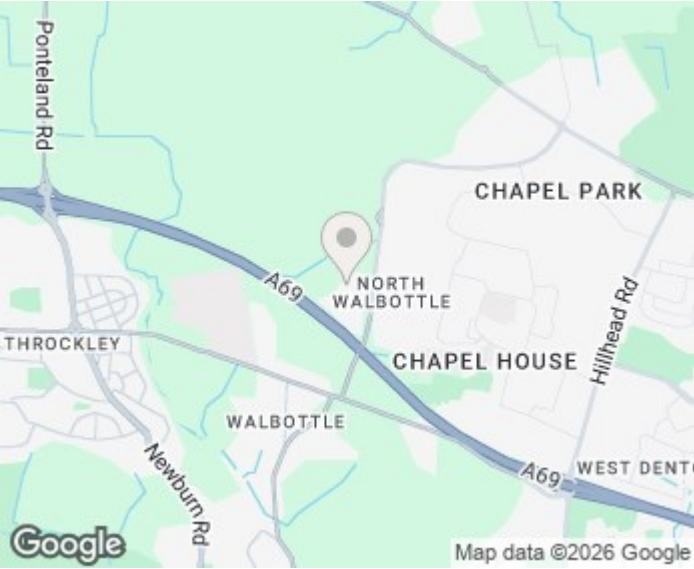
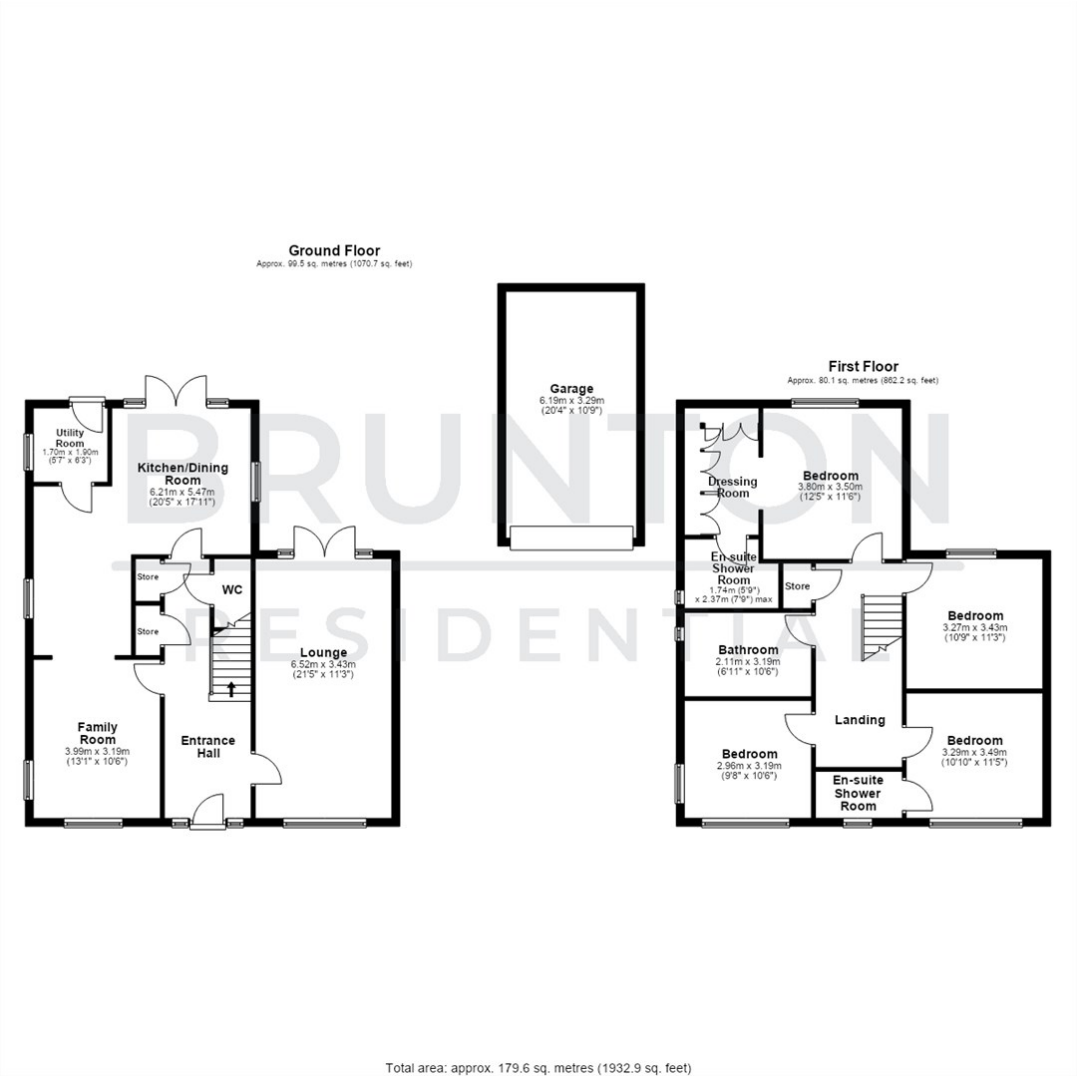
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : E

EPC RATING : B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(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		