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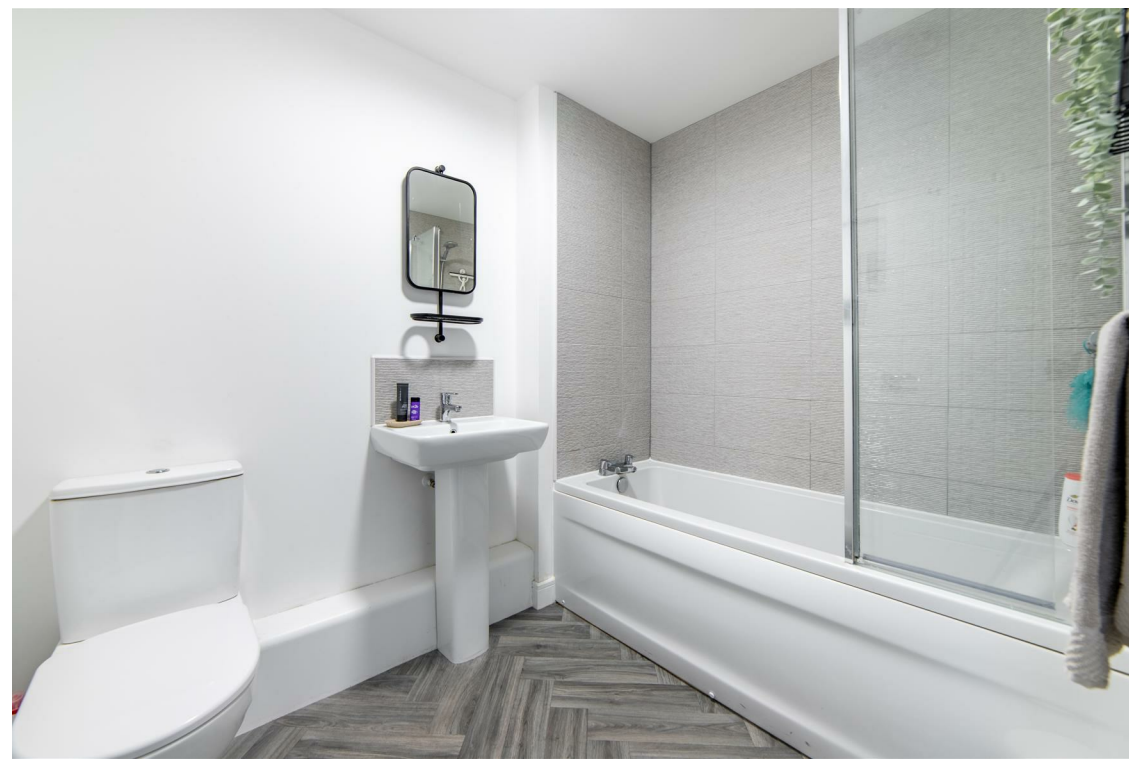
DAISY FIELD WAY, GREAT PARK, NE13

£185,000

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Well-presented, two-bedroom first-floor apartment on Daisy Field Way, offering stylish interiors, generous living accommodation and a private balcony.

The flat offers a spacious lounge/diner with stylish pendant lighting and French doors opening onto the balcony, alongside a contemporary fitted kitchen with grey units and integrated cooking appliances. Both bedrooms are generously proportioned and have access to a well-appointed family bathroom. Externally, a designated parking bay is also provided for the property.

Daisy Field Way is situated within Newcastle Great Park, a modern residential area north of Newcastle upon Tyne. The property is well placed for local amenities, schools and transport links, with regular bus services providing connections to Newcastle city centre and surrounding areas. Newcastle Airport is also readily accessible, while the wider area offers a range of shops, services and leisure facilities for everyday convenience. The property would suit first-time buyers, professionals, or those seeking a well-presented home with useful outdoor space and convenient access to Newcastle.

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The internal accommodation comprises: an entrance hall with wood-effect flooring and a useful storage cupboard, with doors providing access to the bedrooms, bathroom, and living accommodation.

The impressive lounge/diner is a generous and beautifully presented space, finished with wood-effect flooring and stylish pendant lighting. French doors open directly onto the wrap-around balcony which faces both south and south west, while further windows allow natural light into the room. The adjoining kitchen is fitted with contemporary grey wall and base units, dark work surfaces, a stainless steel sink, gas hob, oven and extractor hood, with matching wood-effect flooring. The balcony provides a valuable extension of the living accommodation, with glazed balustrading and an open outlook across the surrounding development.

The main bedroom is well proportioned, with fitted carpet and a large window providing an abundance of natural light. The second bedroom is also generously proportioned, with fitted carpet and a large window, and is currently presented as a versatile home office and additional sitting area. The bathroom is well appointed with a white suite comprising a bath with shower over, WC and wash hand basin, complemented by contemporary wall tiling and a herringbone effect floor.

Externally, the property forms part of a modern development with landscaped communal grounds, lawns, established planting and paved pathways. There is a designated parking space for the property within the development, with the surrounding grounds maintained as shared communal areas.



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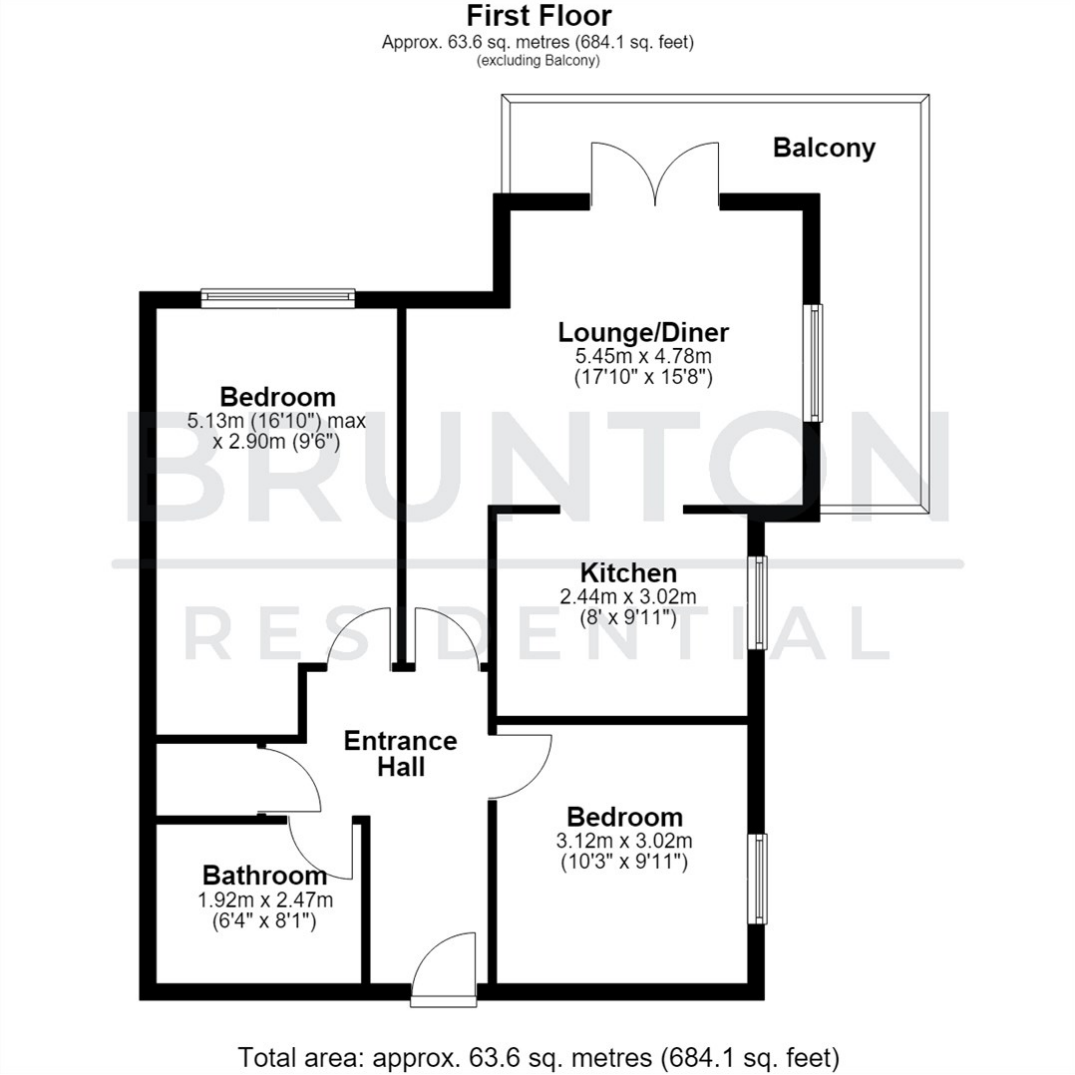
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : B

EPC RATING : B



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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	