

BRUNTON

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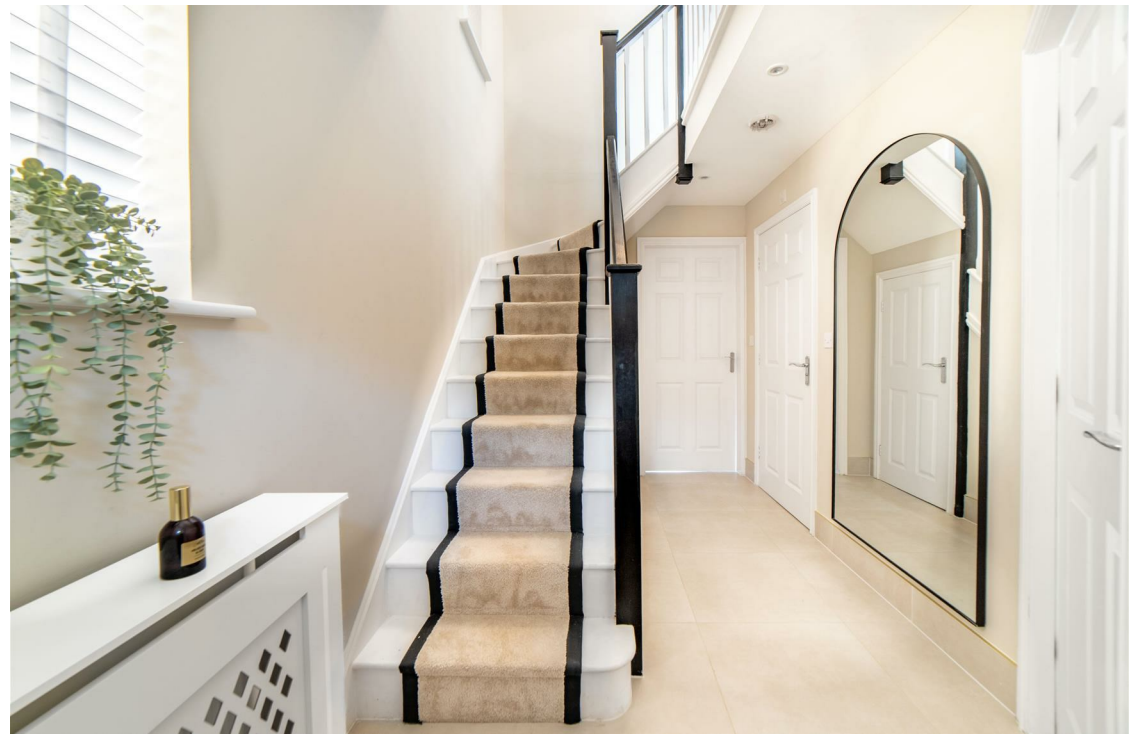
WHEATFIELD ROAD, NEWCASTLE, NE5

Offers Over £230,000

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Delightful and modern three-bedroom detached home on Wheatfield Road in Newcastle Upon Tyne, offering well-presented accommodation with an attractive contemporary style.

The property combines comfortable living spaces with a bright and sociable open-plan arrangement, while the landscaped rear garden provides a lovely extension of the living space. The contemporary kitchen, stylish interiors, master bedroom with en-suite and useful ground-floor WC all add to the practicality of the home, with the rear garden and detached garage providing further appeal.

Wheatfield Road is situated within the west of Newcastle Upon Tyne, with a range of local shops, schools and everyday amenities available within the surrounding residential area. The property is also conveniently positioned for access to Newcastle city centre and the wider road network, including the A1, while the surrounding areas provide a good choice of leisure, retail and recreational facilities.

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The internal accommodation comprises: The property is entered via an entrance hall, with stairs rising to the first-floor landing and a useful under-stairs storage cupboard. There is also a convenient ground-floor WC.

To the right is the lounge, a fantastic reception room with a large front-facing window allowing plenty of natural light into the space. The room is generously proportioned and provides a comfortable setting for both relaxing and entertaining.

To the end of the hallway, the property opens into the impressive open-plan kitchen/dining room, creating a bright and sociable central space. The contemporary kitchen is fitted with an extensive range of black wall, drawer and base units, complemented by contrasting work surfaces and a central island providing additional preparation and seating space. There is also ample room for a dining table and chairs, while French doors provide direct access to the rear garden.

Stairs rise to the first-floor landing, where there are three bedrooms and the family bathroom. The master bedroom is positioned to the front of the property and benefits from a modern en-suite shower room. There are two further bedrooms to the rear, both offering good proportions and versatile accommodation. The family bathroom is well appointed comprising a bath, WC and hand wash basin.

Externally, the property benefits from an enclosed front garden with established hedging and a neat lawned area. To the rear is a private enclosed garden, featuring a paved patio, lawn and established planting, providing a pleasant outdoor space for relaxing and entertaining. There is also access to parking and a detached garage located to the rear of the property.



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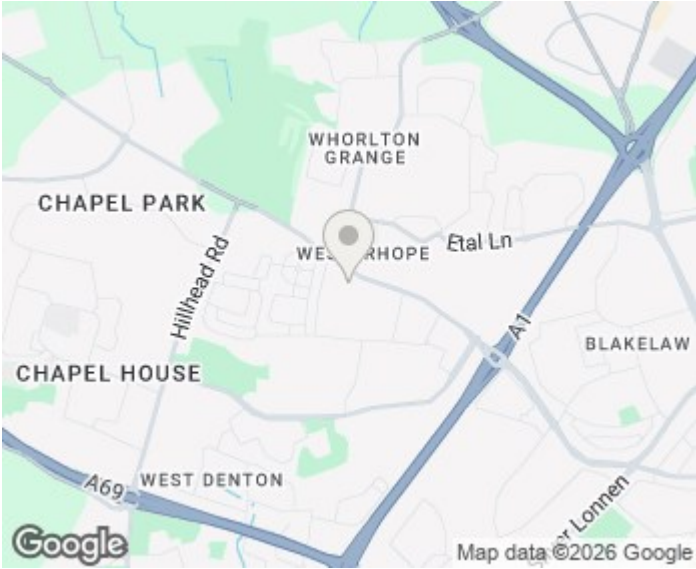
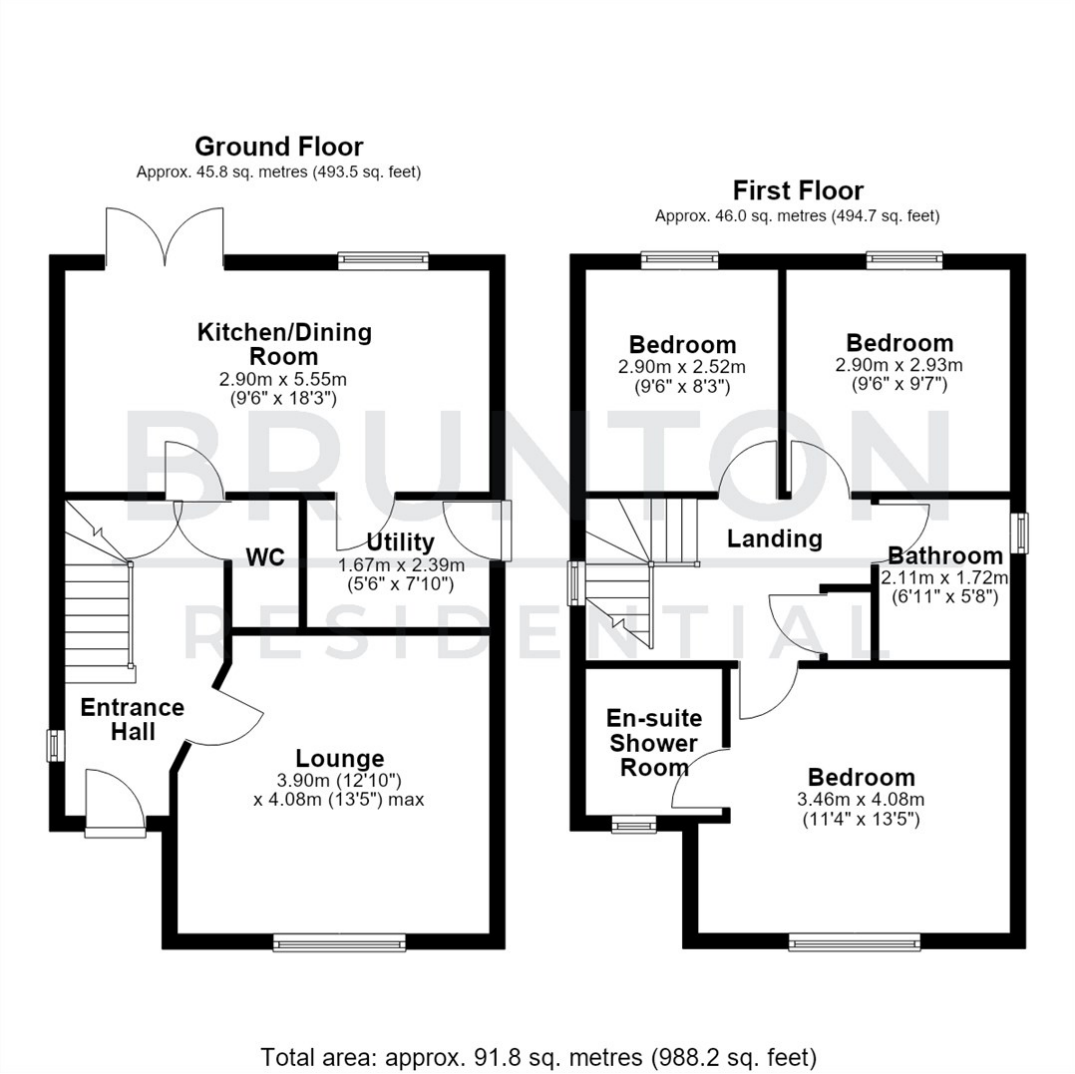
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TENURE : Leasehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING :



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		