BRUNTON

RESIDENTIAL



MANDEVILLA WAY, GREAT PARK, NEWCASTLE UPON TYNE, NE13

Fixed Asking Price £210,000


BRUNTON
RESIDENTIAL










BRUNTON
RESIDENTIAL

BRUNTON

RESIDENTIAL



Exceptionally well-presented three-bedroom semi-detached home, situated within a desirable part of Great Park. Being sold under the Section 106 Discounted Market Value scheme, it presents an ideal opportunity for a first time buyer to get onto the property ladder.

Having been thoughtfully improved and maintained, the property offers a stylish, ready-to-move-into home with a practical layout, attractive contemporary finishes and a particularly generous landscaped rear garden that sets it apart from many similar properties within the development.

The accommodation includes a comfortable living room and a bright open-plan kitchen and dining room, enhanced by upgraded flooring, additional kitchen units, improved worktop space and integrated appliances. Upstairs, three bedrooms include two well-proportioned doubles, with the master bedroom benefiting from its own en-suite shower room. Further features include a family bathroom, ground-floor WC and double driveway parking, while the substantial rear garden provides a wonderful outdoor space with patio, gravelled seating areas and lawn.

The property is conveniently positioned within the popular Great Park area, offering access to a range of local amenities, schools and leisure facilities. Newcastle City Centre and the wider region are readily accessible via the nearby road network, while the surrounding development offers green spaces and walking routes, making this an appealing setting for modern family living.

BRUNTON

RESIDENTIAL







BRUNTON

RESIDENTIAL

The internal accommodation comprises: An entrance door opening into a welcoming hallway, with stairs rising to the first floor and access to the principal ground-floor accommodation. A convenient WC is positioned to the left, while the living room is situated to the right.

The front-facing living room is a comfortable and well-presented reception space, enjoying a pleasant outlook over the driveway and benefiting from good natural light. Wood-effect flooring, which has been upgraded throughout the ground floor, creates a consistent and attractive finish. A useful storage cupboard is accessed beneath the stairs, while a further door leads through to the kitchen and dining area.

To the rear, the open-plan kitchen and dining room provides a bright and practical space, with a dual aspect allowing natural light to flow throughout. The kitchen has been thoughtfully enhanced with an additional unit and extended worktop space, alongside a range of fitted wall and base units. Integrated appliances include a washing machine, dishwasher and oven, together with a hob, while a dedicated storage unit provides space for the microwave. French doors from the dining area open directly onto the rear garden, creating an appealing connection between the indoor and outdoor spaces.

To the first floor, the landing provides access to three bedrooms and the family bathroom. Bedroom one is a generous double room, currently accommodating a super king-sized bed, and benefits from a useful storage cupboard over the stair bulkhead and its own en-suite shower room. The en-suite is beautifully presented, featuring a walk-in shower, wash hand basin and WC.

Bedroom two is a further double room, while bedroom three is a single bedroom, currently arranged as a dressing room with additional wardrobe storage.

The family bathroom is fitted with a white three-piece suite, comprising a bath, wash hand basin and WC. Half-height tiling provides an attractive finish, while a handheld shower attachment is fitted to the bath taps.

Externally, the property benefits from a particularly generous enclosed rear garden, understood to be one of the larger gardens within this part of the development. The garden has been thoughtfully landscaped, with a paved patio immediately beyond the French doors leading onto a gravelled area and a good-sized lawn. The garden extends around the side of the property towards the front, with a paved pathway providing convenient access. A further gravelled area offers useful additional outdoor storage space and potential provision for a garden shed. To the front, a double driveway provides off-street parking for two vehicles, with a pathway leading alongside the property to the rear garden.





BRUNTON

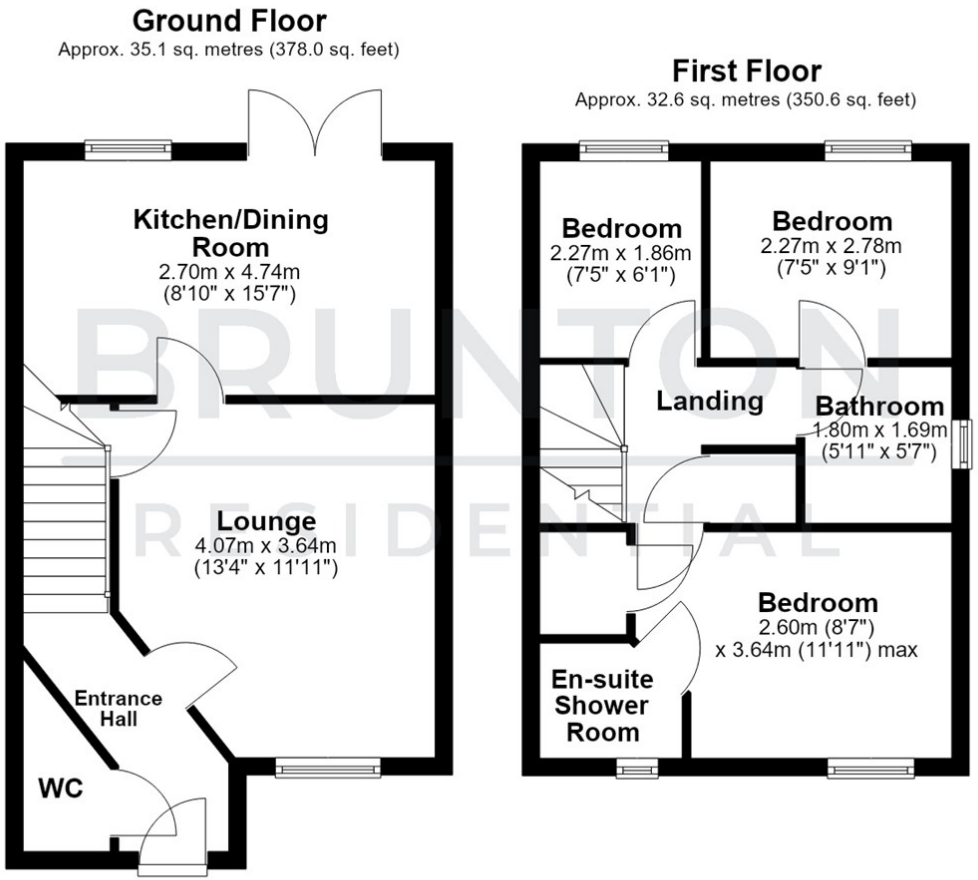
RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING :



Total area: approx. 67.7 sq. metres (728.6 sq. feet)



