

# BRUNTON

---

RESIDENTIAL



**DORCHESTER CLOSE, NEWCASTLE UPON TYNE, NE5**

**Offers Over £240,000**

# BRUNTON

---

RESIDENTIAL





# BRUNTON

---

RESIDENTIAL



# BRUNTON

---

## RESIDENTIAL



Well-presented three-bedroom semi-detached home offering bright and spacious open-plan accommodation, ideally suited to modern family living. The property benefits from a generous lounge-diner, integral garage access and a beautifully maintained private rear garden.

The ground floor opens into an impressive open-plan kitchen, lounge and dining area. The kitchen is fitted with a range of wall and base units and integrated appliances, with internal access to the integral garage. The lounge-diner spans the width of the property, featuring a fireplace, stairs to the first floor and sliding doors opening onto the rear garden. Upstairs, three well-proportioned bedrooms are served by a family bathroom with a shower over the bath and a heated towel rail. Externally, the home offers a double driveway to the front and a private, well-kept rear garden ideal for everyday family life and entertaining.

Dorchester Close is situated within the popular residential estate of Chapel House in Newcastle upon Tyne. The desirable location offers convenient access to local shops, amenities and well-regarded schools. The area benefits from excellent transport links, providing easy access to Newcastle city centre, major road networks and surrounding areas, making it an attractive choice for families and professionals alike.

# BRUNTON

---

## RESIDENTIAL



# BRUNTON

---

## RESIDENTIAL

The internal accommodation comprises an entrance door that opens into a spacious open-plan kitchen, lounge and dining room. The kitchen, to the front of the property, is well-equipped and fitted with a range of wall and base units and integrated appliances. From the kitchen, there is also access to the integral garage. The lounge-diner space spans the width of the property and provides access to stairs leading to the first floor, along with a feature fireplace. This room also has a window overlooking the rear garden, which can also be accessed via sliding doors.

The first-floor landing provides access to three well-proportioned bedrooms, all served by a well-appointed family bathroom. The family bathroom has a bath with a shower over, a WC, a wash hand basin and a heated towel rail.

Externally, the property benefits from a double driveway to the front, offering off-street parking for two vehicles, while to the rear, an incredibly well-maintained and private garden serves as the ideal space for everyday family life and outdoor entertainment.



# BRUNTON

## RESIDENTIAL

TENURE : Freehold

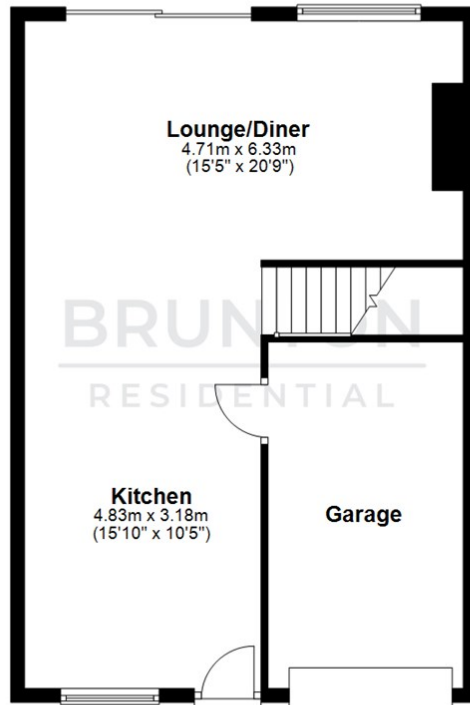
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : B

EPC RATING :

### Ground Floor

Approx. 58.8 sq. metres (633.0 sq. feet)



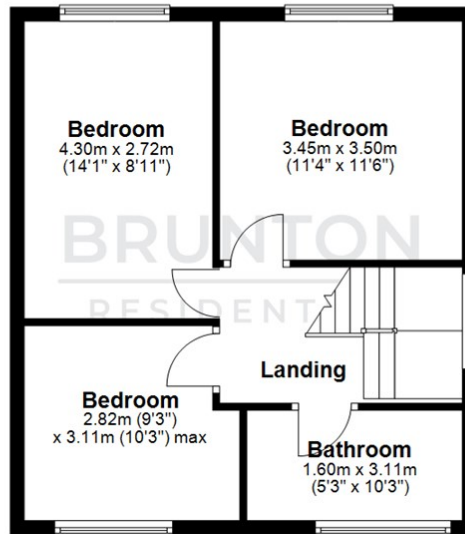
**Lounge/Diner**  
4.71m x 6.33m  
(15'5" x 20'9")

**Kitchen**  
4.83m x 3.18m  
(15'10" x 10'5")

**Garage**

### First Floor

Approx. 45.6 sq. metres (491.1 sq. feet)



**Bedroom**  
4.30m x 2.72m  
(14'1" x 8'11")

**Bedroom**  
3.45m x 3.50m  
(11'4" x 11'6")

**Bedroom**  
2.82m (9'3")  
x 3.11m (10'3") max

**Landing**

**Bathroom**  
1.60m x 3.11m  
(5'3" x 10'3")

All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	