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HUTCHINSON COURT, NEWCASTLE UPON TYNE, NE13

Offers Over £270,000

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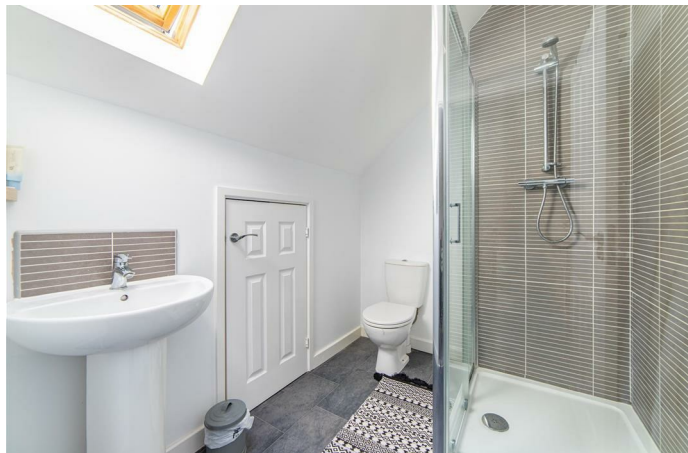
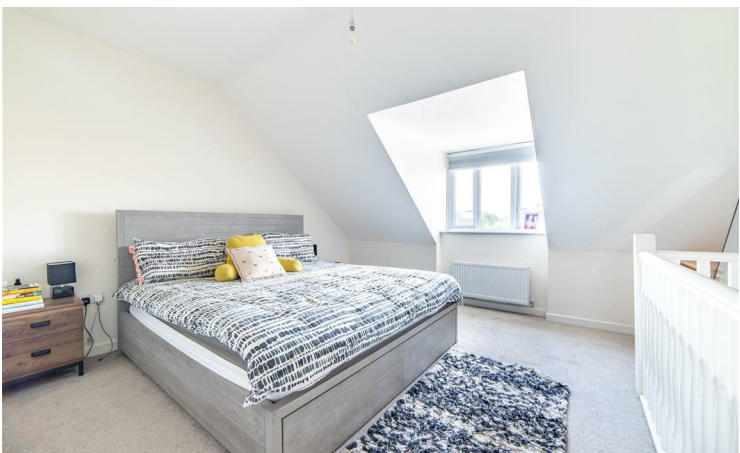
Attractive three-bedroom Bamburgh-style, by Keepmoat, townhouse offers spacious and well-balanced accommodation across three floors, combining modern practicality with a highly desirable setting. Beautifully suited to first-time buyers, professionals and families alike, the property enjoys a larger-than-average plot together with uninterrupted views across open farmland to the rear.

The accommodation has been thoughtfully designed to maximise both flexibility and comfort, with a welcoming living room leading through to a bright kitchen with direct garden access. The upper floors provide well-proportioned bedrooms, a versatile landing area ideal for home working, and an impressive principal suite occupying the entire top floor, creating a superb private retreat.

Hutchinson Court forms part of a popular modern development within Dinnington, a well-connected village on the outskirts of Newcastle. Residents benefit from a range of local amenities, access to good schools in the Gosforth school network (Including the Gosforth Middle Schools Trust) and everyday services, while excellent road links provide convenient access to Newcastle city centre, Newcastle International Airport and the wider region. The nearby countryside further enhances the appeal, offering an excellent balance between village living and city convenience.

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The internal accommodation comprises: a welcoming entrance hallway with access to a convenient ground-floor WC. From here, a door leads into the living room, a bright and comfortable reception space overlooking the front of the property, while a staircase rises to the upper floors. To the rear, the living room flows through to the kitchen, which is fitted with a range of wall and base units together with integrated appliances. French doors open directly onto the rear garden, creating an excellent connection between indoor and outdoor living, while a useful understairs cupboard provides additional storage.

The first floor provides two further bedrooms and the family bathroom. Bedroom two enjoys attractive open views across the surrounding farmland, while bedroom three is a well-proportioned single room. Also on this floor is a versatile lobby area, ideal for use as a home office, dressing space or reading nook, which leads through to the staircase serving the top floor.

Occupying the entirety of the second floor is the impressive principal bedroom suite, featuring built-in wardrobes, a dormer window allowing plenty of natural light and a well-appointed en-suite shower room.

Externally, the property occupies an end-terrace position with a larger garden than many comparable homes within the development. The rear garden is predominantly laid to lawn with a paved patio seating area, while to the front, there is a double driveway and an attached garage with a pitched roof.



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TENURE : Freehold

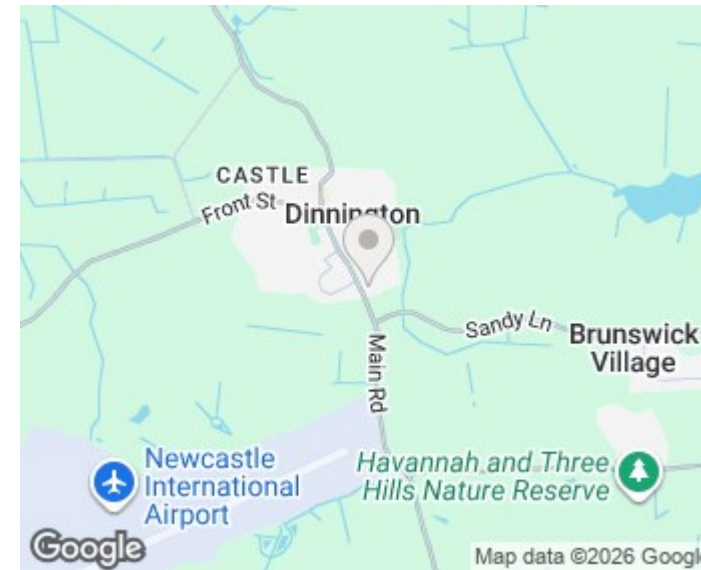
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : B



Total area: approx. 107.8 sq. metres (1159.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(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	