BRUNTON

RESIDENTIAL



ROSEDEN WAY, NEWCASTLE UPON TYNE NE13

Offers Over £425,000


BRUNTON
RESIDENTIAL








BREAD


BRUNTON
RESIDENTIAL
BREAD



Wonderful four-bedroom detached house on Roseden Way within Newcastle Great Park, built by Taylor Wimpey and occupying an excellent position within the development. Offering generous and versatile accommodation. The property provides four bedrooms, three bathrooms and a particularly attractive larger than average plot.

The property offers generous and flexible family accommodation, including a full-depth dual-aspect lounge, a full-depth dual-aspect kitchen-diner, useful utility facilities and a downstairs WC. The master bedroom occupies the full depth of the first floor and benefits from a dressing area with storage, a recently refurbished en-suite shower room and a balcony overlooking the rear garden. A second en-suite bedroom is currently used as an office, while the unusually large rear garden provides multiple seating areas, a children's play area, decking, a detached double garage and additional storage space.

The property forms part of Newcastle Great Park, a popular modern development to the north of Newcastle upon Tyne. The wider Great Park community provides local amenities, schools, childcare and community facilities, while the property offers convenient access to Newcastle city centre, Gosforth and the wider region. The A1 is also readily accessible, with Newcastle International Airport within easy reach.

BRUNTON

RESIDENTIAL









BRUNTON

RESIDENTIAL

The internal accommodation comprises: entrance into a welcoming hallway, with the full-depth lounge positioned to the left. The lounge is a generous reception space benefiting from dual-aspect windows, allowing good levels of natural light throughout. To the right of the hallway is the full-depth kitchen-diner, which is also dual aspect and provides a generous space for both everyday dining and family life. The kitchen-diner also gives access to the utility area and rear garden. Useful under-stair storage and a downstairs WC complete the ground-floor accommodation.

Stairs rise to the first-floor landing, where there are two bedrooms, including the master bedroom which occupies the full depth of the property. The master bedroom benefits from a dedicated dressing area with storage, an en-suite shower room and a balcony overlooking the rear garden. The en-suite shower room has recently been refurbished, providing a modern and well-presented facility.

The second bedroom on this floor also benefits from an en-suite shower room and additional storage. Currently arranged as an office, this room provides excellent flexibility and could equally be used as a generous second bedroom.

The second-floor landing provides access to two further bedrooms, with the rooms served by the recently refurbished family bathroom positioned between them. Together, the three floors provide four bedrooms and three bathrooms, offering generous and versatile accommodation with plenty of flexibility for family living, guests and home working.

Externally, the property occupies an excellent plot within the development, with the angled position creating a larger than average garden which becomes increasingly wider towards the rear. The rear garden provides a variety of areas for entertaining and family use, including a decking area towards the bottom of the garden which provides an excellent spot to enjoy the afternoon sun, together with a small children's play area. A further seating area is positioned directly outside the living accommodation, providing another space to sit and enjoy the garden.

At the bottom of the garden is a detached double garage with off-street parking. Although the garage forms part of a block of three, the property benefits from the width of the full block behind the garage, creating useful additional space for a shed and a discreet area for storing bins. The unusually generous garden, multiple seating areas, double garage and additional storage space combine to create a particularly attractive and practical plot.





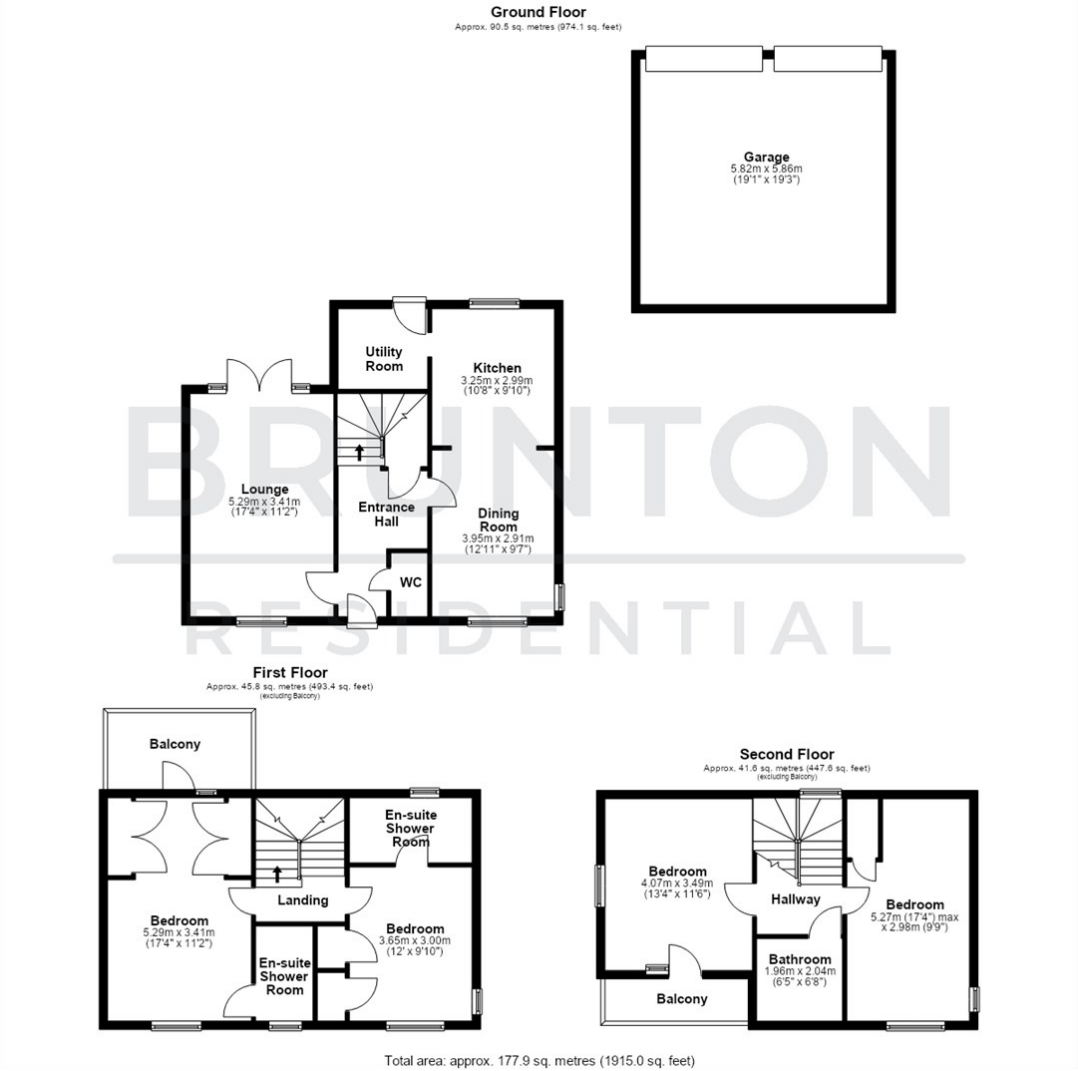
BRUNTON
RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : F

EPC RATING :



Total area: approx. 177.9 sq. metres (1915.0 sq. feet)



