BRUNTON

RESIDENTIAL



ROSEDEN WAY, GREAT PARK, NE13

Offers Over £575,000

BRUNTON

RESIDENTIAL










open


BRUNTON
RESIDENTIAL

BRUNTON

RESIDENTIAL



Substantial five-bedroom detached family home in the Turnberry house style by Taylor Wimpey, positioned within West Heath, a particularly desirable part of Great Park. Arranged over three floors, the property offers generous and versatile accommodation including two reception spaces, a kitchen/diner, five bedrooms and three bathrooms.

The property occupies a larger overall plot than other examples of the same house style, with additional garden width and the significant benefit of a double detached garage. The rear garden has been extensively improved and provides a patio, lawn and decked seating area, creating an excellent outdoor entertaining space. Despite being north-facing, the garden benefits from sunshine throughout much of the day, while the heat pump provides an efficient method of heating the home. The property also benefits from two Tesla Powerwalls, installed in 2026, providing approximately 27kWh of battery storage and allowing electricity to be stored during cheaper off-peak periods for use later.

West Heath forms part of the popular Great Park development, offering a desirable residential setting within easy reach of Newcastle upon Tyne. The area benefits from a range of local amenities, green spaces, schooling and transport links, providing a convenient setting for modern family life.

BRUNTON

RESIDENTIAL









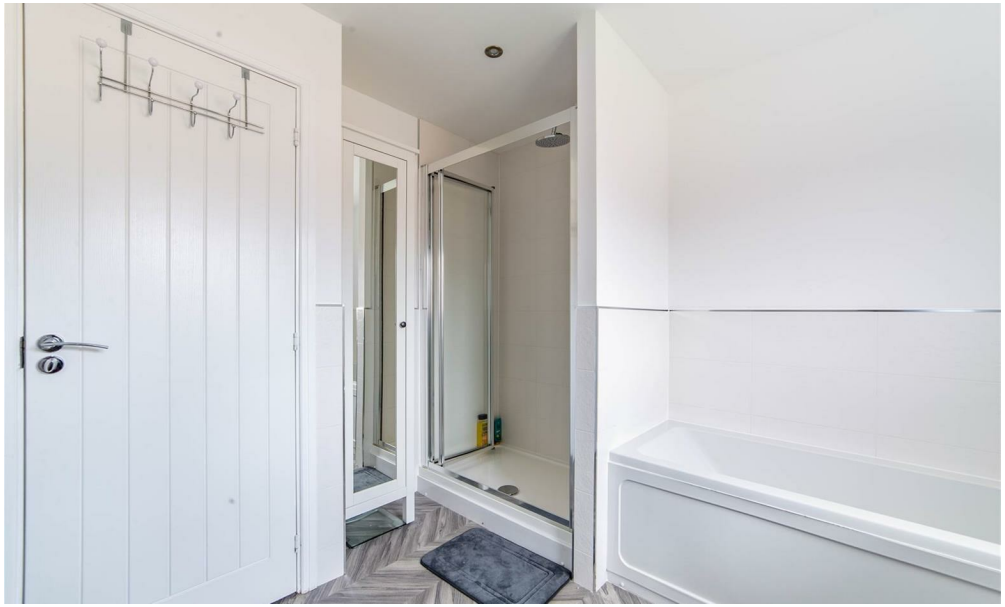
BRUNTON

RESIDENTIAL

The internal accommodation comprises: a welcoming entrance hallway with updated under-stair storage, a versatile snug/home office, a lounge with a forward-facing walk-in bay window, separate dining space with French doors to the rear garden and a kitchen/diner also benefiting from direct garden access. A useful utility room with side access and downstairs WC complete the ground floor.

To the first floor are three bedrooms, including the principal bedroom with built-in wardrobes and en-suite, together with the family bathroom. The second floor provides two further bedrooms with Velux windows, served by an additional bathroom positioned between the two rooms.

Externally, the property benefits from a driveway providing parking for multiple vehicles, a double detached garage and a town garden to the front. The larger plot provides additional garden width, with the fully enclosed rear garden extensively improved to create a superb entertaining space with patio, lawn and further decked seating area. The property also benefits from a heat pump following the removal of the gas supply and two Tesla Powerwalls, installed in 2026, providing approximately 27kWh of battery storage and allowing electricity to be stored during cheaper off-peak periods for use later.





BRUNTON

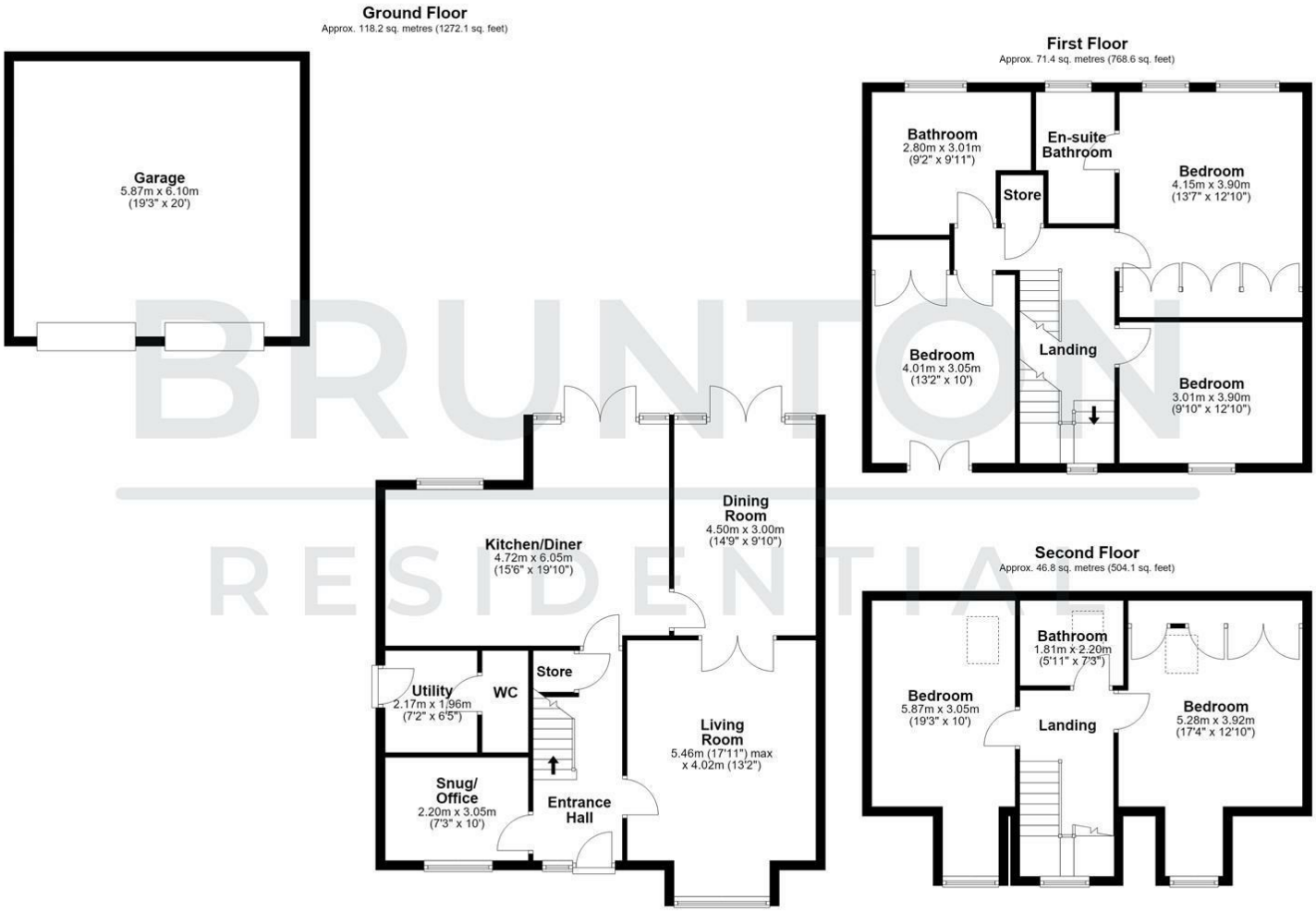
RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND :

EPC RATING :



Total area: approx. 236.4 sq. metres (2544.8 sq. feet)

