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MOORSIDE SOUTH, FENHAM, NE4
Offers Over £650,000

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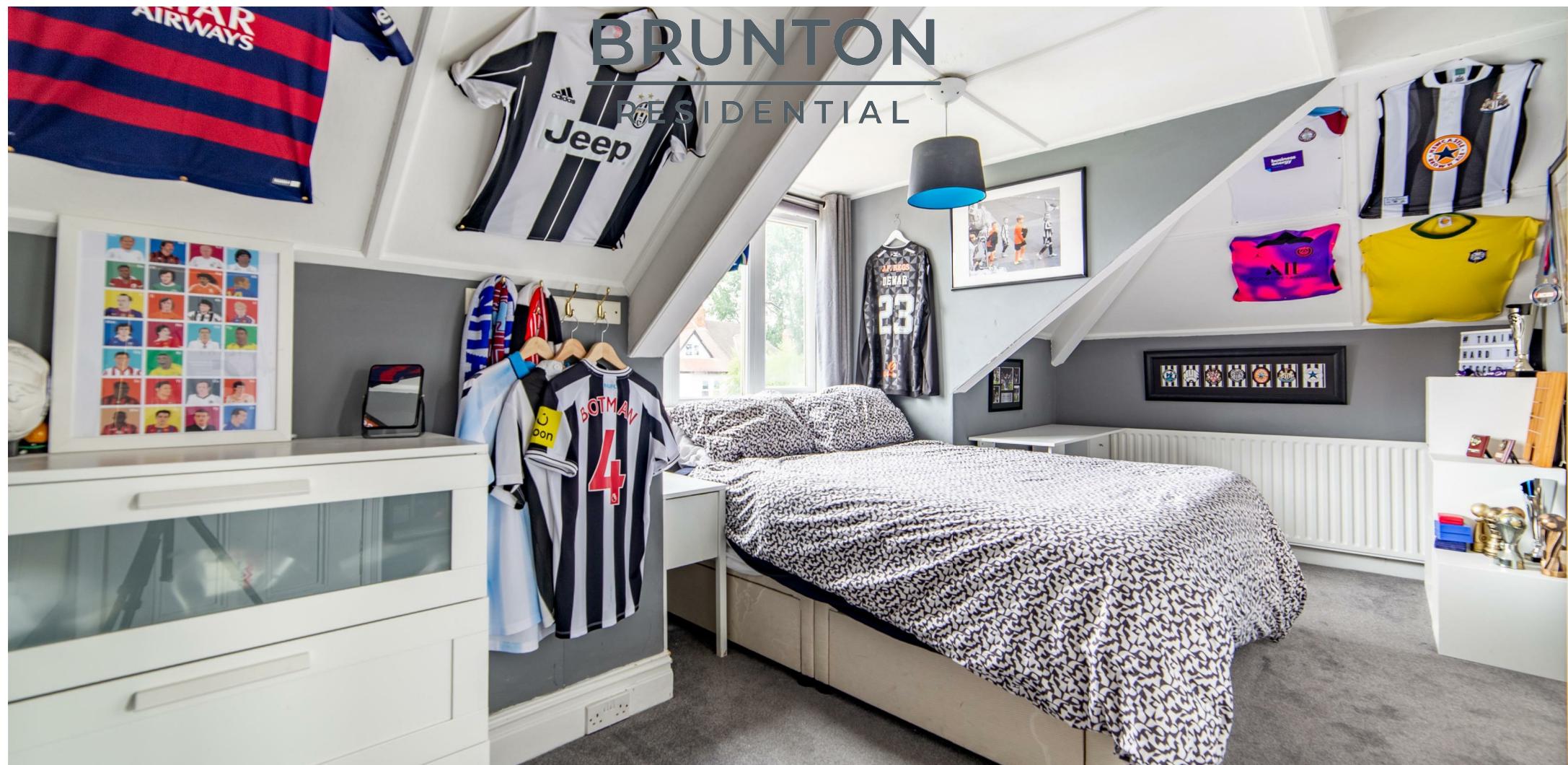
Extended Semi-Detached Edwardian Family Home Boasting Over 2,800 Sq ft of Internal Living Space, Lovely Lounge, Open Plan & Re-Fitted Kitchen/Dining & Family Space plus Utility Room, Six Great Bedrooms, Family Bathroom plus En-Suite Shower Room, Superb West Facing Lawned Rear Gardens & Off Street Parking for Two Vehicles.

This excellent, period semi-detached family home was originally constructed back in 1910 and is ideally located on the desirable Moorside South, Fenham. Moorside South, which is tucked just off from Fenham Hall Drive and Wingrove Road, is perfectly placed to provide easy access to The Town Moor, Dame Allens School and the shops and amenities of Fenham.

Moorside South and Moorside North are both highly regarded as Fenham's most coveted residential addresses. The property is also placed just a 30 minute walk from Newcastle City Centre, Newcastle University and the RVI.

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Purpose built over three storeys, the internal accommodation briefly comprises: Entrance porch through to entrance hall with tiled flooring and staircase leading to the first floor. To the left hand side of the hallway is a lovely lounge with walk-in bay window and period fireplace. To the rear of the ground floor is a great open plan kitchen/dining and family room.

The kitchen area enjoys stone worktops with integrated appliances and large central island with breakfast bar. The kitchen is then open to the dining room, again with period fireplace and panelled walls. To the very rear is an extended family room with views of the rear gardens and French doors leading out to the terrace and gardens. A door from the kitchen leads into a useful utility room with door leading to the side.

The stairs then lead to the first floor which now provides access to four good sized bedrooms. The principal suite is generous in size and gives access to a walk-in wardrobe (previously bedroom seven). Bedroom two is placed to the rear and enjoys views over the rear gardens. Bedrooms three and four are located over the half landing and are ideal as children's bedrooms with bedroom four being currently set out as a home office/study. The landing then gives access to a great sized family bathroom, which is mostly tiled with a four piece suite including an enclosed shower and jacuzzi bath.

The landing then provides access to a second staircase which in turn gives access to both bedrooms five and six. Bedroom five enjoys an en-suite shower room and bedroom six is a good size and is currently laid out as a den/gymnasium.

Externally, the property offers a front garden with dwarf walled boundaries and provides off street parking for two vehicles with pedestrian access to the rear gardens. The rear gardens are west facing and are laid mostly to lawn with well stocked borders, walled boundaries and paved patio seating and entertaining areas. To the very rear of the garden is a timber constructed garden store (which is currently laid out as a bar area).

With gas 'Combi' central heating, this extensive period family home still offers some of its original charm and early viewings are deemed essential.



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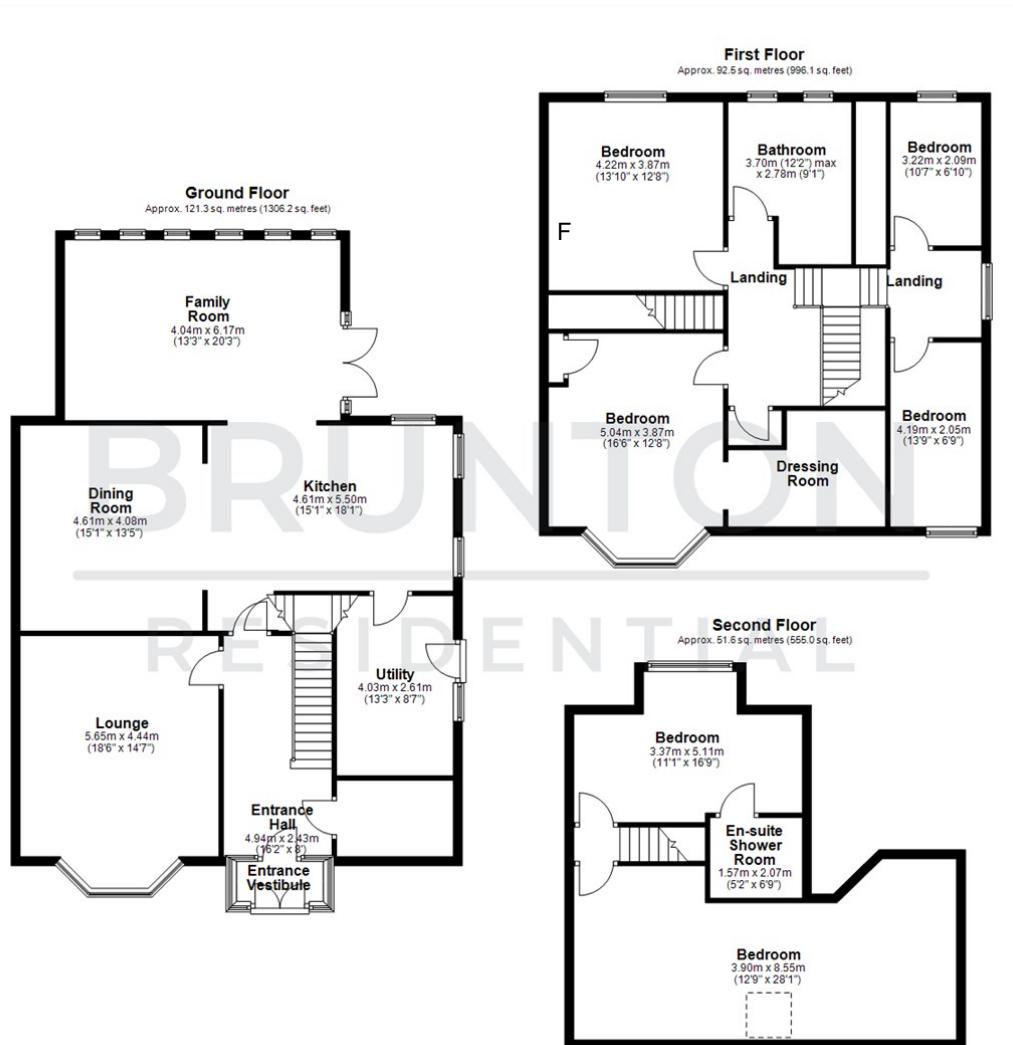
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : F

EPC RATING : D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	62	
(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	