

# BRUNTON

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RESIDENTIAL



**BEAUMONT DRIVE, WALLSEND, NE28**

**Offers Over £320,000**



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Modern Detached Home Boasting in Excess of 1300Sq ft, with Fantastic 26ft Open Plan Kitchen/Diner plus Separate 15ft Lounge, Useful Utility Area & Ground Floor W.C., Four Good Sized Bedrooms, Including Three Doubles, Family Bathroom, En-Suite Shower Room, plus Garage & Off Street Parking!

This fantastic four bedroom detached home is ideally located on Beaumont Drive, which forms part of the prestigious Fallow Park development. Beaumont Drive, which is accessed from Station Road, is ideally positioned to provide access to Newcastle City Centre and further throughout the region, with links by road via the nearby Coast Road and by rail from Benton metro Station.

The accommodation is arranged over two floors and is well presented throughout. The ground floor comprises a spacious front-aspect lounge, an open-plan kitchen, breakfast, and dining room, and a convenient ground-floor WC. To the upper floor are four well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room, while a well-appointed family bathroom serves the remaining rooms. The property further benefits from a garage, off-street parking, and an enclosed rear garden, providing both practicality and outdoor space.



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The internal accommodation comprises: a welcoming entrance hall, with stairs rising to the first-floor landing. To the left is a spacious front-aspect lounge, which flows seamlessly into a superb open-plan kitchen and dining room. This space benefits from rear-aspect windows and French doors opening out to the rear garden, creating an excellent area for modern family living. The kitchen is modern and well equipped with integral appliances including an oven, hob, and extractor fan, along with an ample range of wall and base units providing excellent storage and work surface space. The ground floor further benefits from a convenient WC and a utility area positioned adjacent to this.

To the first floor, the landing provides access to four well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room. A well-appointed family bathroom, fitted with a bath, washbasin, WC, tiled flooring, and partially tiled walls, serves the remaining rooms.

Externally, the property benefits from a driveway providing off-street parking for two vehicles alongside a lawned area. To the rear is an enclosed garden with timber fencing, predominantly laid to lawn, and a useful garden shed positioned to the rear left, providing additional outdoor storage.





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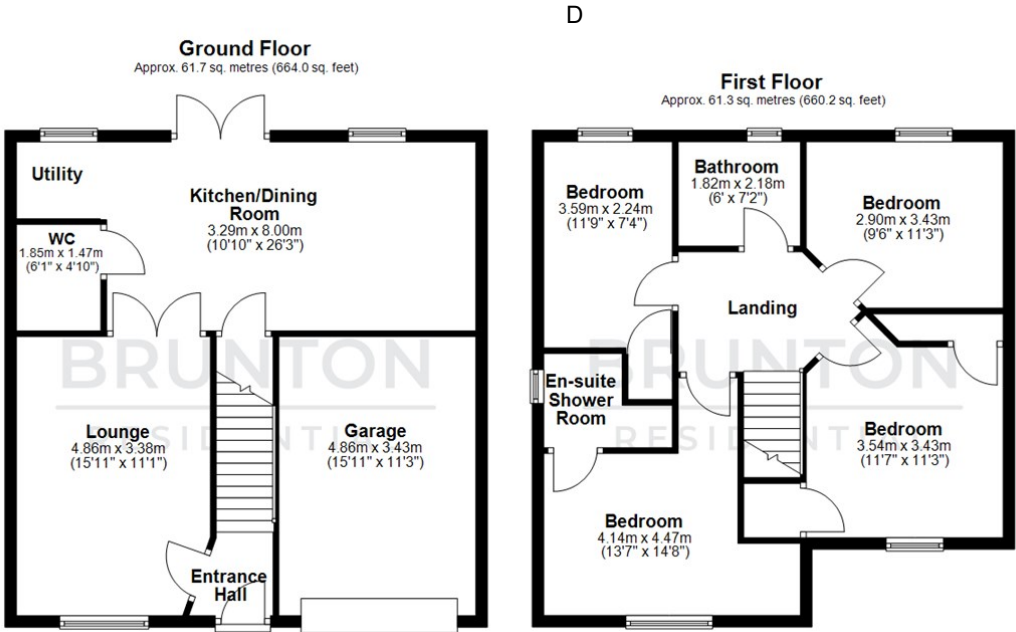
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TENURE : Freehold

LOCAL AUTHORITY : North Tyneside CC

COUNCIL TAX BAND : D

EPC RATING : B



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) A		94
(81-91) B	84	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		