

**BRUNTON**  
RESIDENTIAL



**CAMBERWELL CLOSE, GATESHEAD, NE11**

Offers Over £320,000

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Great Extended Detached Family Home, Boasting in Excess of 1300 Sq ft of Internal Living Space, with a Great 18ft Open Plan Kitchen/Diner, plus 16ft Family Room & Separate Lounge, Utility Room, Ground Floor Bedroom, Three Further Bedrooms, Family Bathroom, Delightful West Facing Rear Gardens & Off Street Parking!

This great, detached family home is ideally placed within the Festival Park Estate on Camberwell Close, Gateshead. Camberwell Close, which is tucked just off from Lobley Hill Road, is well placed to provide access to the A1, the Metro Centre and the Teams Valley Trading Estate.

The accommodation, which is arranged over two floors, offers versatile living spaces, including a front lounge with a feature cinema wall, a modern open-plan kitchen-diner, a utility room, and a family/garden room with bi-fold doors and skylight. The ground floor also features a convenient WC and a flexible bedroom space. Upstairs, the property provides three well-proportioned bedrooms, including built-in storage, and a fully tiled family bathroom.

Combined with a westerly-facing rear garden and excellent transport links, this is an ideal home for families seeking space, lifestyle, and convenience within this prime residential location.

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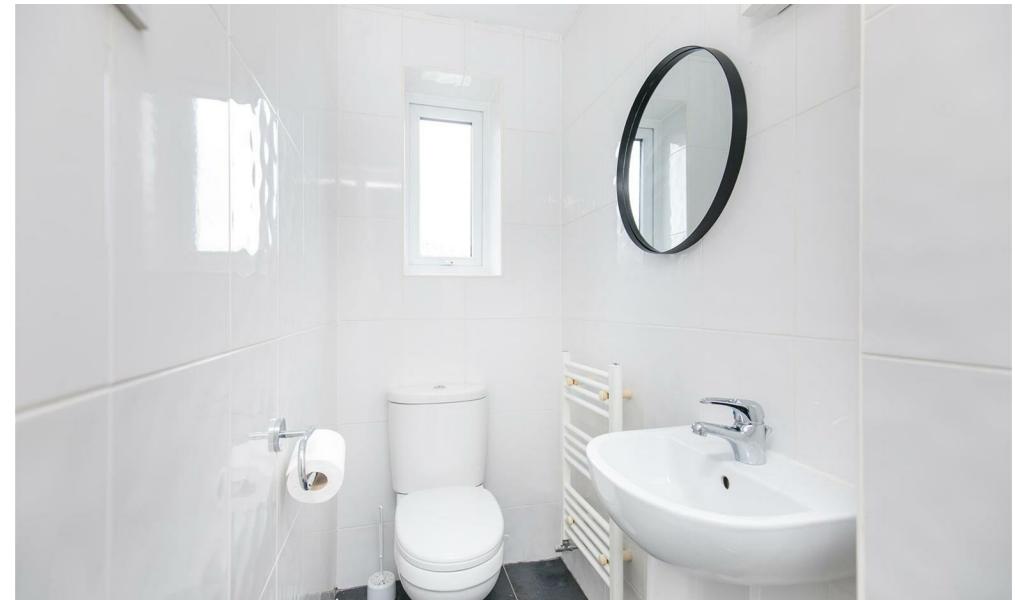
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The internal accommodation comprises: an entrance vestibule with a side aspect window, leading into a welcoming entrance hall with stairs rising to the first-floor landing. Straight ahead is a spacious front-aspect lounge with a feature media wall, flowing into a superb open-plan kitchen/dining room. The modern kitchen is well-equipped with integral appliances and ample cabinetry, providing excellent storage.

From the kitchen, a door leads to a useful utility room with access to the rear garden. At the rear of the dining area is a bright and airy family/garden room with a skylight and bi-fold doors opening onto the garden. To the left of the entrance hall is a convenient ground-floor WC and a well-proportioned front-aspect bedroom.

The first-floor landing provides access to two further bedrooms, including a rear bedroom with built-in sliding cupboards, and a well-appointed family bathroom with a bath, walk-in shower, washbasin set within a vanity, and WC.

Externally, the front offers a driveway with off-street parking adjacent to a lawned area, while the rear features an enclosed, well-maintained garden laid predominantly to lawn, bordered by mature hedging, with a paved seating area.



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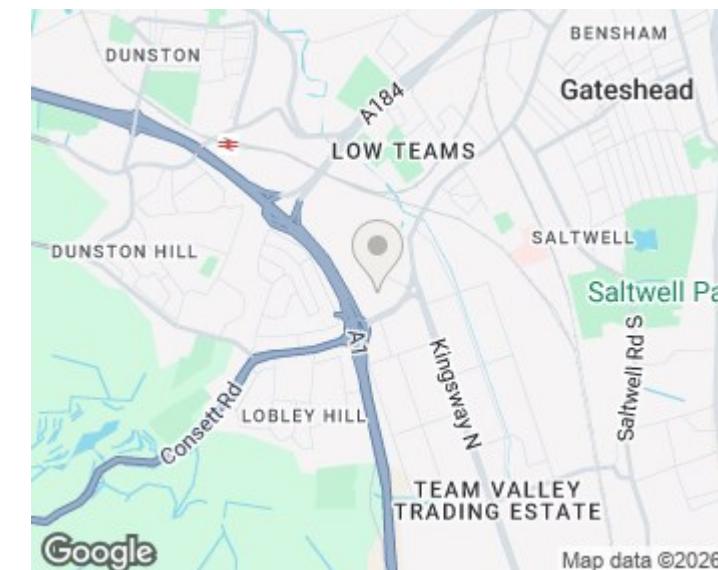
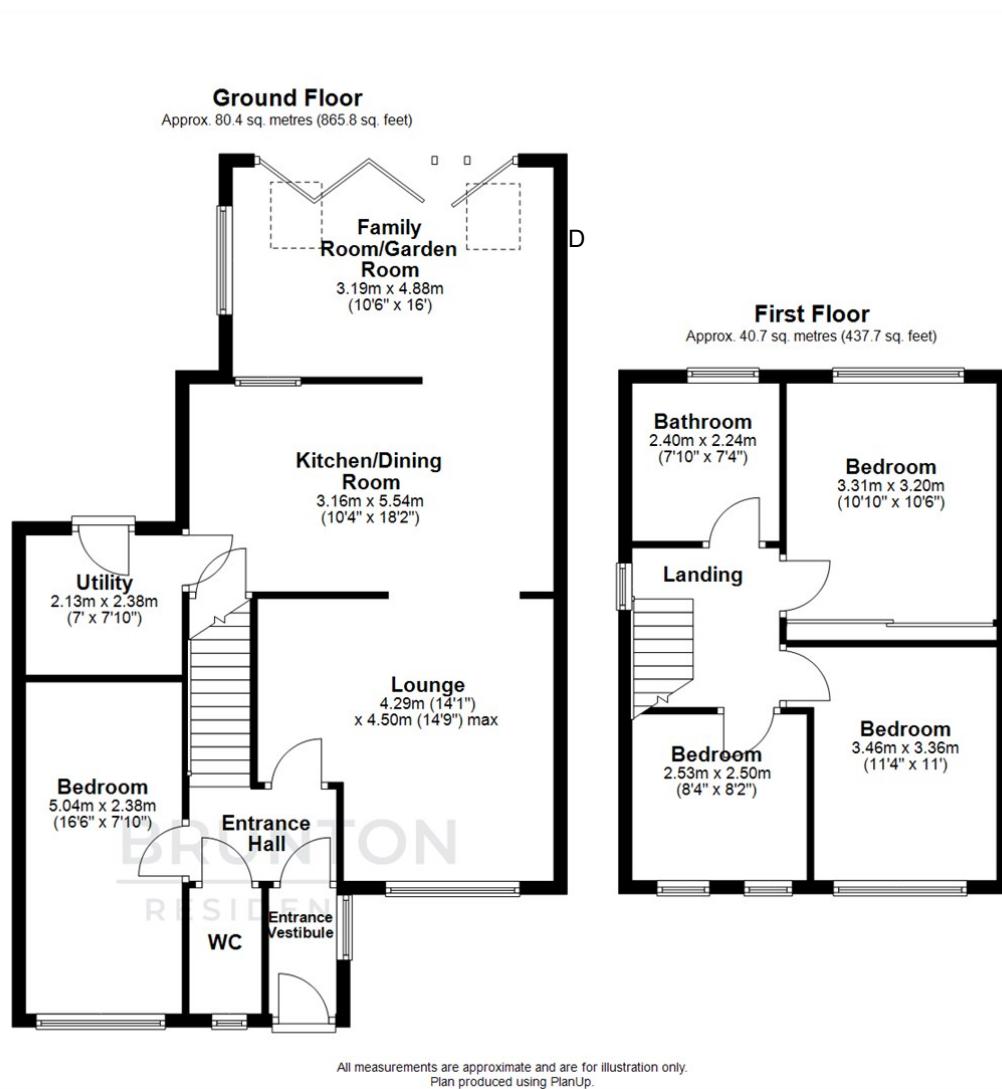
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TENURE : Freehold

LOCAL AUTHORITY : Gateshead CC

COUNCIL TAX BAND : D

EPC RATING : C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		84
(81-91) B		
(69-80) C	73	
(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	