

BRUNTON

RESIDENTIAL



ORANGETIP GARDENS, GREAT PARK, NE13

Offers Over £245,000

BRUNTON

RESIDENTIAL





BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL



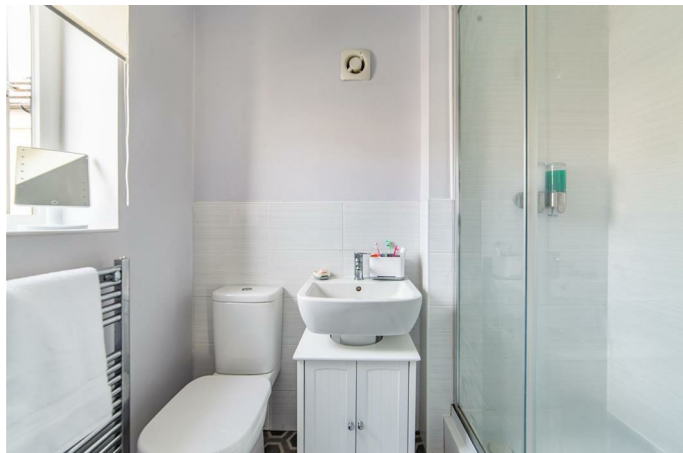
Modern three-bedroom semi-detached home, situated within the popular residential development of Newcastle upon Tyne, featuring a private balcony, integral garage, and enclosed rear garden.

The property offers well-balanced accommodation throughout, including a bright lounge and a spacious kitchen/dining room with French doors opening onto the garden. Further benefits include a ground floor WC, contemporary bathroom facilities, and a generous main bedroom with en-suite shower room and balcony access. Externally, the property benefits from driveway parking, an integral garage, and a rear garden with lawn and patio seating area.

Orangetip Gardens is well positioned for access to local amenities, transport links, Newcastle International Airport, and nearby road networks including the A1, making it ideal for a range of buyers.

BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

The internal accommodation comprises: an entrance vestibule leading through into the main lounge, a bright and welcoming reception space benefitting from a large front-facing window allowing for excellent natural light. An inner hallway provides access to the staircase leading to the first floor, along with a convenient ground floor WC and access to the integral garage.

To the rear of the property is a spacious kitchen/dining room, fitted with a range of contemporary wall and base units, wood-effect work surfaces, and integrated appliances including an oven, hob, and extractor hood. The dining area provides ample space for entertaining and everyday living, with French doors opening directly onto the rear garden and patio.

To the first floor, the landing gives access to three bedrooms, including a generous main bedroom benefitting from an en-suite shower room and direct access onto a private balcony. The remaining bedrooms are served by a family bathroom comprising a WC, wash hand basin, and bath with overhead shower.

Externally, the property benefits from driveway parking and access to the integral garage. To the rear is an enclosed garden predominantly laid to lawn with a paved patio seating area, creating an excellent outdoor space for relaxing and entertaining.



BRUNTON

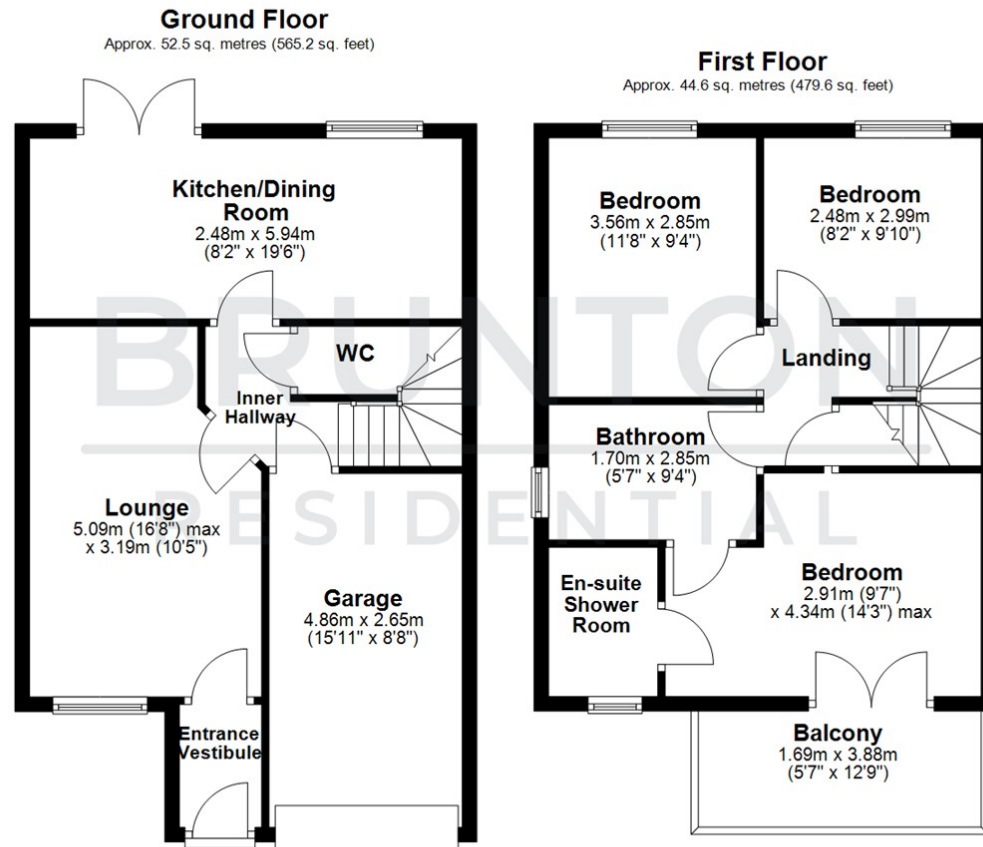
RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : C



Total area: approx. 97.1 sq. metres (1044.8 sq. feet)

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			92
(81-91) B			
(69-80) C		80	
(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 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	