BRUNTON

RESIDENTIAL



AUSTRAL PLACE, BRUNSWICK GREEN, NE13

Offers Over £325,000


BRUNTON
RESIDENTIAL








WALKIES


BRUNTON
RESIDENTIAL

BRUNTON

RESIDENTIAL



Attractive three-bedroom home, featuring impressive open-plan living, an integral garage and enclosed rear garden.

This well-presented home offers a particularly impressive open-plan kitchen, dining and living space, with triple aspects, a large Velux window and bi-fold doors creating a bright and sociable environment. The modern kitchen incorporates integrated appliances, a central island and breakfast nook, while a separate utility room provides additional practicality. To the first floor are three bedrooms, including two comfortable doubles with built-in wardrobes, alongside a well-appointed family bathroom. Externally, the property benefits from an enclosed rear garden, front driveway and integral garage.

Situated in Wideopen, the property is well placed for access to a range of local amenities, shops and everyday conveniences. Nearby Gosforth and Newcastle city centre offer a wider selection of shopping, dining and leisure facilities, while local transport links and road connections provide convenient access to surrounding areas. The area also offers a choice of schools and nearby green spaces.

BRUNTON

RESIDENTIAL









BRUNTON

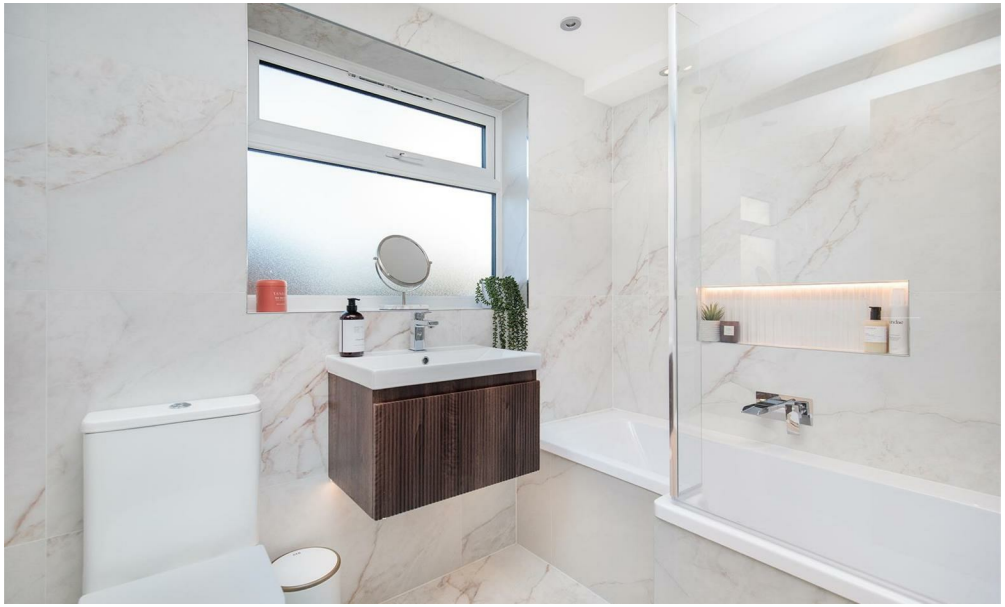
RESIDENTIAL

The internal accommodation comprises: an inviting triple-aspect entrance porch, opening into the main entrance hallway with stairs rising to the first floor, useful under-stair storage and a convenient ground-floor WC. To the left, a door opens into the impressive open-plan kitchen, dining and living space. Enjoying triple aspects, a large Velux window and bi-fold doors opening onto the rear garden, this room creates an exceptionally bright and open environment.

The kitchen is particularly impressive, fitted with a modern range of wall and base units, integrated appliances, a breakfast nook and a central island. The living area benefits from a feature media wall with an electric fire, alongside a bay window overlooking the front. A useful separate utility room is positioned off the kitchen, providing additional plumbing for appliances and convenient access into the integral garage.

To the first floor, the landing gives access to three well-proportioned bedrooms. Two are comfortable doubles, both benefiting from built-in wardrobes, while the third is smaller and would be ideally suited to use as a nursery, home office or study. A well-appointed family bathroom serves this floor, fitted with a shower over the bath and a heated towel rail.

Externally, the property benefits from a front driveway leading to the integral garage, providing off-street parking. To the rear is a good-sized enclosed garden, laid mainly to lawn with paved patio seating areas. Enjoying plenty of natural daylight and sunshine, this provides an ideal setting for everyday family life and entertaining.





BRUNTON

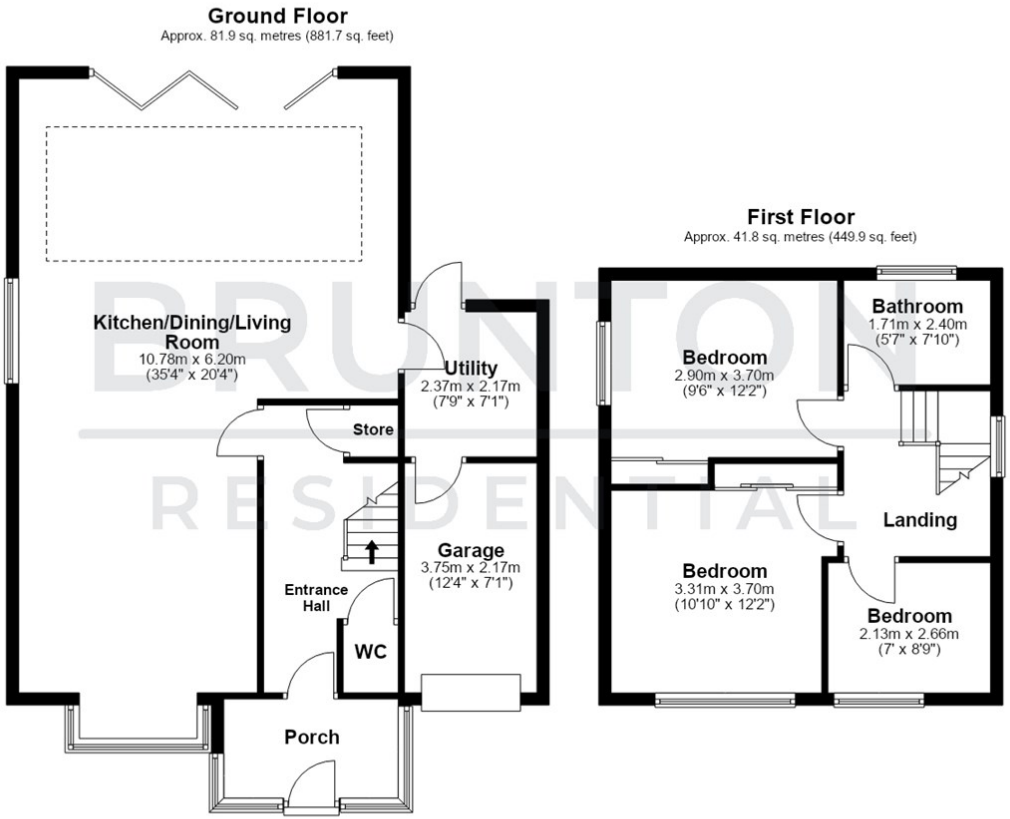
RESIDENTIAL

TENURE : Leasehold

LOCAL AUTHORITY : North Tyneside CC

COUNCIL TAX BAND : C

EPC RATING :



Total area: approx. 123.7 sq. metres (1331.6 sq. feet)



