

# BRUNTON

---

## RESIDENTIAL



**MAGNOLIA DRIVE, NEWCASTLE UPON TYNE, NE5**

**Offers Over £200,000**

# BRUNTON

---

RESIDENTIAL





# BRUNTON

---

## RESIDENTIAL



# BRUNTON

---

## RESIDENTIAL



Well-presented three-bedroom semi-detached home on Magnolia Drive, Newcastle Upon Tyne, offering modern accommodation, driveway parking and a landscaped rear garden.

The ground floor comprises a welcoming living room positioned at the front of the property, featuring decorative wall panelling and a bright, neutral finish. To the rear, the kitchen diner spans the full width of the home and is fitted with contemporary high gloss units, integrated cooking appliances and French doors opening directly onto the garden. The first floor provides three bedrooms, including a main bedroom with an en suite shower room, alongside a modern family bathroom.

Situated within the popular City Edge development in Blakelaw, the property benefits from convenient access to local shops, schools and everyday amenities. Excellent road links provide straightforward access to Newcastle city centre and the A1, making it an attractive choice for first-time buyers, professionals and young families seeking a well-connected and ready-to-move-in home.

# BRUNTON

---

## RESIDENTIAL



# BRUNTON

---

## RESIDENTIAL

The internal accommodation comprises: an entrance hall with a convenient WC immediately to the side, leading through into a beautifully presented living room positioned at the front of the property. The room benefits from a large window allowing natural light to fill the space, whilst a staircase rises to the first floor. Decorative wall panelling creates a welcoming environment throughout.

To the rear, the kitchen/diner spans the full width of the property and offers ample room for both cooking and dining. Fitted with a range of contemporary high gloss wall and base units, the kitchen incorporates an oven, hob, stainless steel extractor hood and integrated appliances. A window above the sink and French doors within the dining area provide dual aspect natural light and direct access to the rear garden, whilst wood effect flooring enhances the practicality of the space.

On the first-floor landing, there is access to all three bedrooms and the family bathroom. The main bedroom is positioned to the front and benefits from an en-suite shower room featuring a glazed shower enclosure, wash hand basin and WC. Bedroom two is a well-proportioned double room overlooking the rear garden, whilst bedroom three offers flexibility as a bedroom, nursery or home office. The family bathroom is fitted with a bath and shower attachment, WC and wash hand basin, complemented by contemporary grey wall tiling.

Externally, the front of the property provides a driveway offering off-road parking, together with a low-maintenance frontage and pathway leading to the entrance. To the rear, the enclosed garden has been thoughtfully enhanced with a generous porcelain tiled seating area extending across the width of the property, a lawned section beyond and timber fencing to the boundaries. A useful storage shed completes the outdoor space.



# BRUNTON

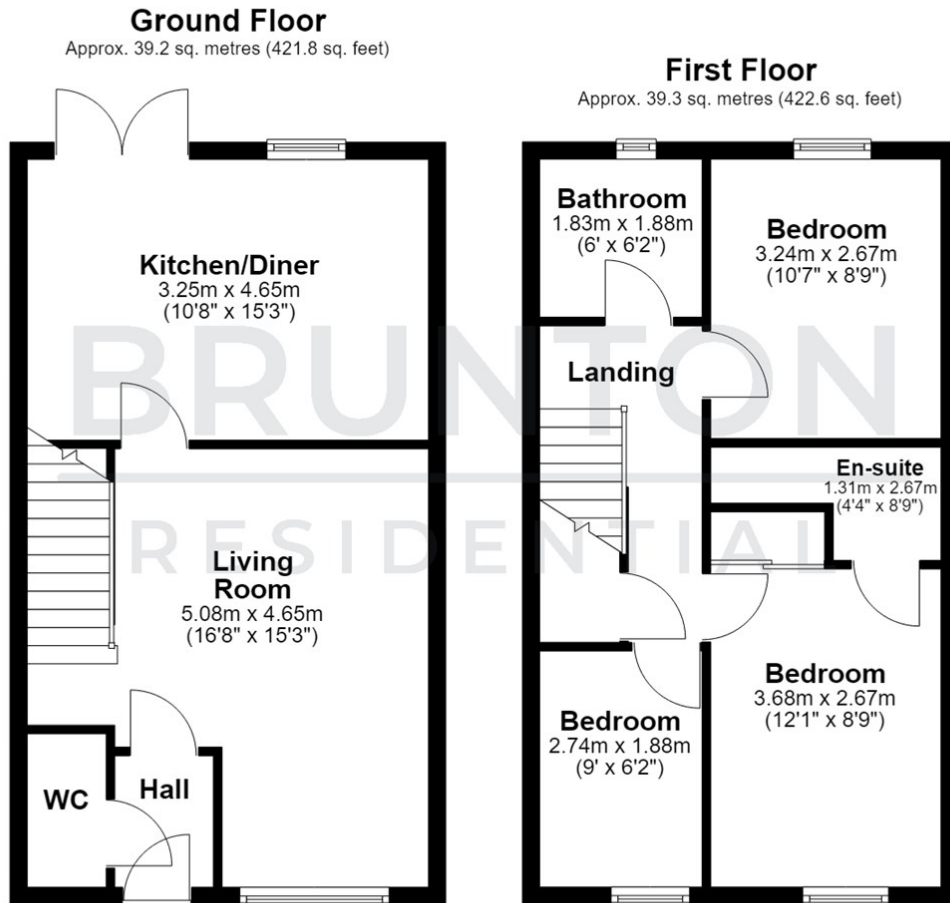
## RESIDENTIAL

TENURE : Freehold

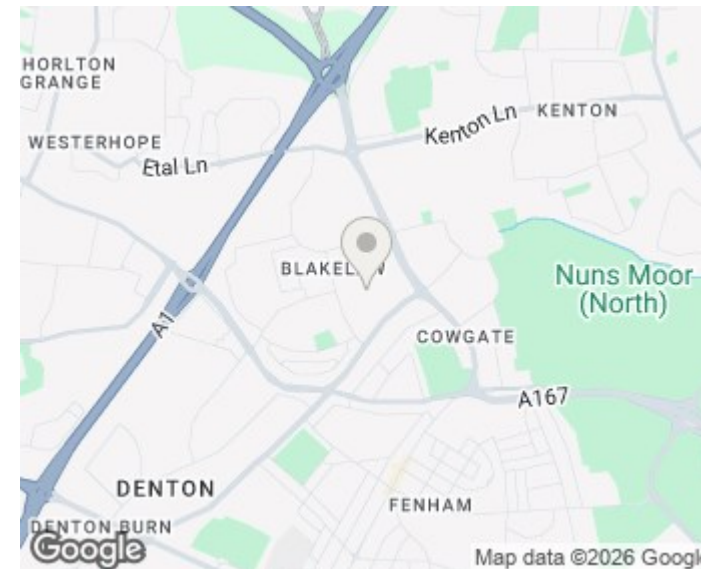
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : B

EPC RATING : B



Total area: approx. 78.4 sq. metres (844.4 sq. feet)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>96</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	