BRUNTON

RESIDENTIAL



ELMWOOD PARK GARDENS, GREAT PARK, NE13

Offers Over £210,000


BRUNTON
RESIDENTIAL










BRUNTON
RESIDENTIAL



Modern three-bedroom end-terrace Swale, offering versatile accommodation across three floors, a spacious kitchen/dining room with French doors to the garden, three well-proportioned bedrooms including a generous top-floor bedroom, Juliet balcony, ground-floor WC, enclosed rear garden and allocated parking.

The property offers well-balanced accommodation ideally suited to modern family living, with a welcoming lounge, sociable kitchen/dining room and three bedrooms arranged across the upper floors. The impressive top-floor bedroom provides a particularly versatile space, while the Juliet balcony, useful storage throughout and enclosed rear garden further enhance the appeal. Allocated parking adds to the convenience of this well-presented modern home.

Situated within the popular Newcastle Great Park development, Elmwood Park Gardens benefits from a modern residential setting with a range of local amenities, shops, cafés and everyday conveniences nearby. The area is particularly well placed for access to Gosforth, Newcastle city centre and the wider road network, including the A1, while nearby green spaces, walking routes and local schools further add to the appeal for families.

BRUNTON

RESIDENTIAL







BRUNTON

RESIDENTIAL

The internal accommodation comprises: an entrance vestibule opening into a welcoming lounge, with a front-facing window allowing plenty of natural light to fill the room. The lounge also benefits from useful under-stair storage and a door leading through to the central hallway, which provides access to the staircase and a convenient ground-floor WC. To the rear of the property is a well-appointed kitchen/dining room, fitted with a range of wall and base units and integrated appliances, together with ample space for dining furniture. French doors provide direct access onto the rear garden, creating a lovely connection between the indoor and outdoor living spaces.

Stairs rise to the first-floor landing, which provides access to two well-proportioned double bedrooms. One bedroom benefits from built-in storage, while the front-facing bedroom enjoys a Juliet balcony overlooking the front of the property. Serving this floor is a well-appointed family bathroom, fitted with a three-piece suite comprising a bath with shower over. Further stairs lead to the second-floor landing and an impressive third bedroom, which spans the entirety of the top floor and benefits from built-in storage, additional landing storage and a Velux window.

Externally, the property benefits from a fully enclosed rear garden, comprising a lawned area and paved patio, providing space for outdoor seating and relaxation. Conveniently, allocated parking is also available to the property.





BRUNTON

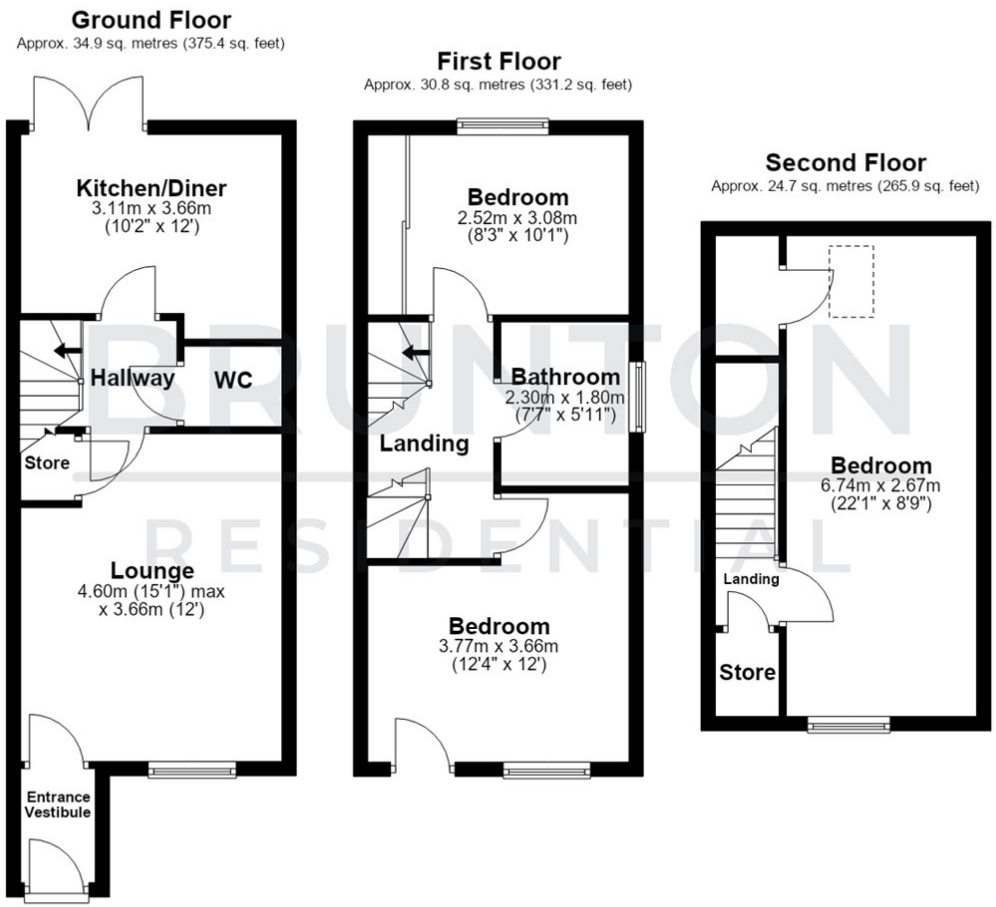
RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : B



Total area: approx. 90.3 sq. metres (972.4 sq. feet)

