

BRUNTON

RESIDENTIAL



ASHWOOD CLOSE, GREAT PARK, NE13

Offers Over £420,000

BRUNTON

RESIDENTIAL





BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL



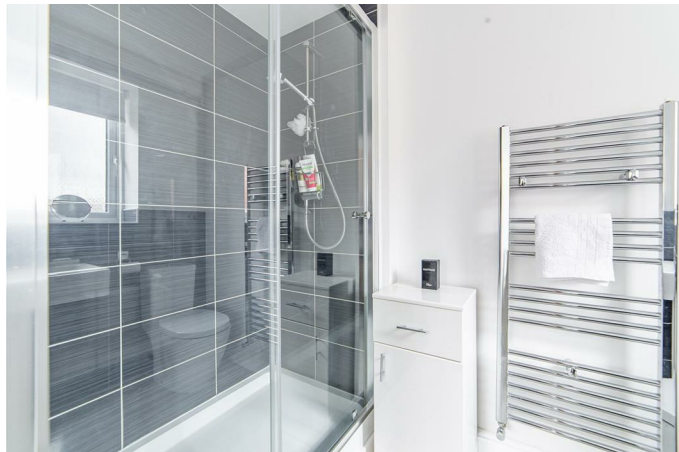
Beautifully presented four-bedroom detached Charles Church Romney situated within the highly sought-after Great Park development. Having been extended to the rear and thoughtfully reconfigured with a partial garage conversion, the property offers spacious and versatile family accommodation throughout, complemented by a landscaped rear garden and double driveway parking.

A particular highlight is the superb open-plan kitchen, family and dining area spanning the full width of the property, creating an exceptional space for both everyday family life and entertaining. The stylish kitchen is complemented by a separate utility room and ground-floor WC, whilst the rear extension has created a significantly larger dining area than the standard Romney design. Upstairs, four generous double bedrooms provide excellent accommodation, with one benefiting from an en-suite shower room and two enjoying access to a balcony. A well-appointed four-piece family bathroom completes the first floor.

Great Park is one of Newcastle's most desirable residential developments, offering excellent access to a range of local amenities, including supermarkets, cafés, schools and leisure facilities. The property is well placed for Newcastle city centre, Newcastle International Airport and the A1 motorway, while nearby public transport links make it an ideal location for commuters and families alike.

BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

The internal accommodation comprises: a welcoming entrance hallway providing access to the principal ground-floor accommodation. Positioned to the right is a spacious front-facing lounge overlooking the front of the property. To the left, the integral garage has been thoughtfully converted to create a versatile utility and storage area, while retaining approximately the front third of the garage for practical storage.

To the rear of the property is a superb open-plan kitchen, family and dining room extending across the full width of the home. The kitchen is fitted with a range of contemporary wall and base units incorporating integrated appliances and is complemented by a separate utility room and a convenient ground-floor WC. The rear extension has created a substantially larger dining area than the standard Romney design, providing an outstanding space for family living and entertaining. The utility room also benefits from direct access to the rear garden.

To the first floor, the landing provides access to four generous double bedrooms. One bedroom benefits from an en-suite shower room, while two bedrooms enjoy access to a balcony. Completing the accommodation is a well-appointed four-piece family bathroom comprising a bath, separate shower, wash hand basin and WC.

Externally, the property benefits from a double driveway providing off-street parking to the front. The rear garden has been beautifully landscaped and exceptionally well maintained, featuring multiple seating areas that create fantastic spaces for outdoor dining, relaxing and entertaining.



BRUNTON

RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : E

EPC RATING : C

