

# BRUNTON

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## RESIDENTIAL



**BEEHCROFT AVENUE, NEWCASTLE UPON TYNE, NE3**

**Offers Over £435,000**

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Wonderful Semi-Detached Family Home Boasting Close to 1900Sq ft with Two Superb Reception Rooms plus Orangery, Re-Fitted Kitchen, Utility & Ground Floor W.C., Four Bedrooms Featuring Three Doubles including Great 16ft Master Bedroom, Re-Fitted Bathroom plus En-Suite Shower Room, Fantastic Lawned Rear Gardens, Off Street Parking & Garage!

This great four-bedroom semi-detached home is ideally located on Beechcroft Avenue, Gosforth. Beechcroft Avenue, which is situated off Kenton Avenue and Eddleston Avenue, is well placed to provide easy access into central Gosforth with its excellent array of shops, cafes and amenities.

The home provides an excellent range of reception spaces, including a generous bay-fronted lounge, a formal dining room flowing into a bright orangery, and a high-specification kitchen designed by In-toto of Jesmond with granite work surfaces and integrated appliances. To the first floor are four well-proportioned bedrooms, including a substantial master bedroom above the garage with en-suite facilities, alongside a stylish family bathroom.

The property is also positioned just a short walk from the local shops of Kenton Park and Ashburton Village, as well as the road transport links of Kenton Road, providing excellent links into Newcastle City Centre and throughout the region, as well as Newcastle Central Station and Airport.

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The internal accommodation comprises: an entrance porch with tiled flooring, leading into the entrance hallway which provides access to the staircase to the first-floor landing, the principal reception room and the kitchen. Immediately to the left is a generous front reception room featuring a walk-in bay window overlooking the westerly aspect, a feature fireplace with electric fire, and bespoke fitted alcove units installed by Top Drawer. Double doors open into the dining room, creating excellent flow through the ground floor and allowing natural light to travel from front to back.

The dining room is well proportioned and opens into the orangery, installed in 2010 by Warmseal, which benefits from French doors to the landscaped rear garden and a skylight flooding the space with natural light. Just off the dining room is the kitchen, designed and supplied by In-toto of Jesmond, featuring a range of fitted wall and base units, granite work surfaces, a breakfast bar, and integrated appliances including two ovens and a dishwasher. Engineered oak flooring runs seamlessly through the kitchen-diner and into the utility room, which mirrors the kitchen finishes and provides plumbing for a washer and dryer, access to the garden, a convenient ground-floor WC, and an internal door to the garage. A cloakroom located off the entrance hall completes the ground-floor accommodation.

The first-floor landing provides access to four bedrooms and the family bathroom. The bedroom above the garage, added by the previous owners, is a particularly generous double and benefits from an en-suite shower room with tiled flooring, and tiled walls and a heated towel rail. Two further double bedrooms are positioned to the left of the landing, one overlooking the rear gardens and featuring fitted wardrobes, while the principal bedroom to the front includes a walk-in bay window and bespoke fitted Hammonds wardrobes. The fourth bedroom is currently arranged as a home office but has previously been used as a bedroom and nursery and also benefits from fitted cupboards. The family bathroom comprises a three-piece suite with tiled walls and floors, a heated towel rail and a cupboard housing the water tank. The loft space has been boarded to provide useful storage.

Externally, the rear garden has been attractively landscaped with lawn, mature boundary planting, fencing and multiple paved seating areas designed to capture the evening sun. To the front, there is off-street parking and access to the garage via an electric roller door.



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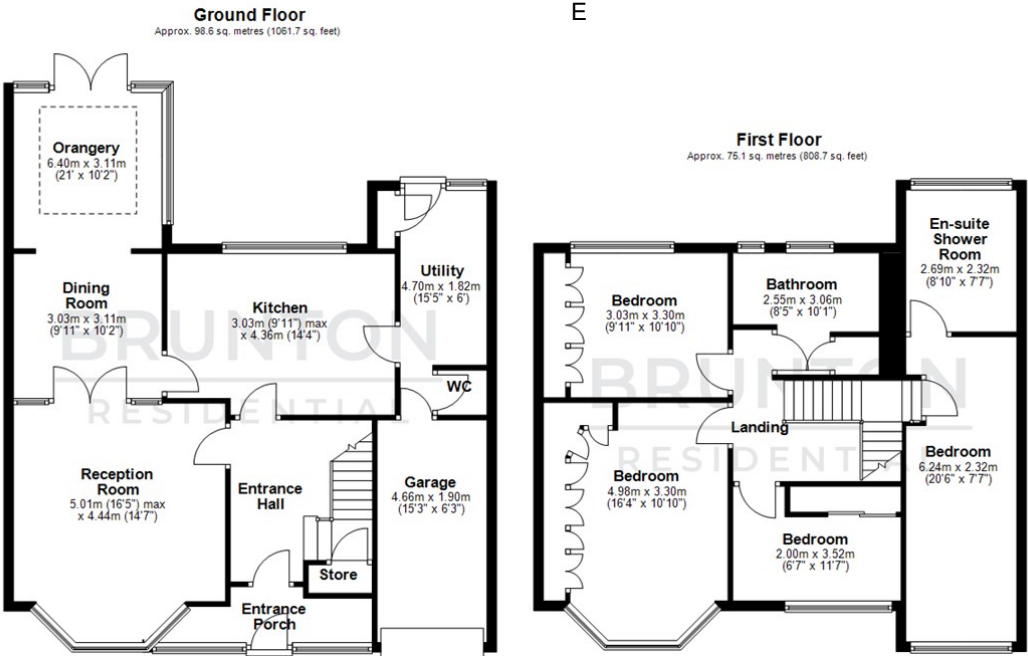
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : E

EPC RATING :



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) <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 energy efficient - higher running costs |                         |           |
| England & Wales                             | 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 |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |