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FEATHERSTONE GROVE, MELBURY, NE3

Offers Over £400,000

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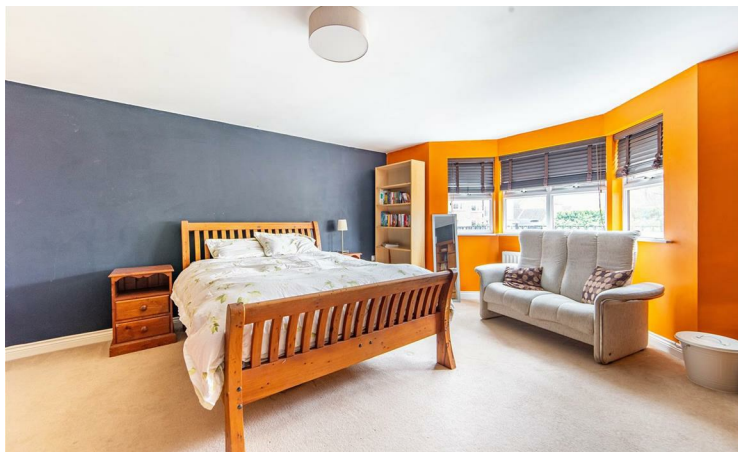
Substantial and versatile four-bedroom townhouse, set over three floors and located within a highly sought after residential area of Newcastle.

The property offers flexible and well balanced accommodation throughout, featuring multiple reception spaces including a bay fronted drawing room with fireplace, a spacious lounge with garden access, and a separate dining room. The inclusion of a home office with Juliet balcony, a kitchen/breakfast room, and multiple bathrooms enhances the practicality of the home, making it well suited to modern family living. Externally, the property benefits from a private rear garden, and a garage.

The location offers excellent access to local amenities, well regarded schools and transport links, with convenient routes into Newcastle city centre and surrounding areas. The property is ideally positioned for a range of buyers seeking space, flexibility and a well-connected residential setting.

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The internal accommodation comprises: an entrance vestibule leading into a welcoming hallway with stairs rising to the first floor landing. To the front, there is a versatile ground floor bedroom, offering excellent flexibility. To the rear, there is a spacious lounge featuring French doors opening out onto the rear garden, creating a bright and comfortable living space. The ground floor also includes a shower room, a utility room, and additional storage, enhancing overall practicality.

To the first floor, the landing provides access to a stunning drawing room positioned to the front, complete with a bay window and feature fireplace, creating an elegant reception space. There is also a separate dining room and a well-appointed kitchen/breakfast room, offering ample storage and work surface space, along with a convenient WC. A separate office space is also located on this level and benefits from a Juliet balcony, allowing for additional natural light.

To the second floor, there are three well-proportioned bedrooms, including a spacious main bedroom which benefits from a private balcony and en-suite shower room. The remaining bedrooms are served by a family bathroom, completing the accommodation. Each level of the home also benefits from additional storage cupboards, ensuring excellent practicality throughout.

Externally, the property benefits from a rear garden, predominantly laid to lawn with a patio pathway, providing an ideal space for outdoor seating and entertaining. The property further benefits from a double garage.



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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : F

EPC RATING : B

