BRUNTON
RESIDENTIAL



PRINCES CLOSE, BRUNTON PARK, NE3

Guide Price £280,000

BRUNTON

RESIDENTIAL






DAVID
HOCKNEY
A BIGGER PICTURE
RA


David Hockney




BRUNTON
RESIDENTIAL



GUIDE PRICE £280,000 - £300,000

Well presented, three-bedroom end-terrace townhouse on Princes Close in Brunton Park, offering generous accommodation with a balcony and attractive golf course views.

The accommodation includes a spacious lounge with extensive glazing and balcony access, a separate dining room, fitted kitchen, utility room and convenient WC. Three bedrooms and the family bathroom complete the accommodation, while externally there is an enclosed rear garden, driveway and integral garage.

Princes Close is well positioned within the popular Brunton Park area of Gosforth, with a good range of everyday amenities available nearby. Brunton Park provides local shops and services, while Gosforth High Street offers a wider selection of shops, cafés and restaurants. The area is well served by local schools and provides convenient access to Newcastle city centre, the A1 and surrounding areas, making this an appealing location for families and professionals.

BRUNTON

RESIDENTIAL







BRUNTON

RESIDENTIAL

The internal accommodation comprises: an entrance porch opening into the hallway, with a convenient WC, built-in storage and stairs leading up to the first floor. The hall also provides access to a useful utility room, fitted with storage units, work surfaces and a sink, with internal access into the integral garage. The garage extends towards the rear and provides access directly into the garden.

The first floor landing gives access to the main living accommodation. The generous lounge features an impressive expanse of glazing, allowing plenty of natural light into the room, with glazed doors opening directly onto the balcony. The balcony provides an elevated outlook towards the golf course. A separate dining room offers ample space for a dining table, while the adjoining kitchen is fitted with a range of wall and base units, work surfaces, tiled splashbacks and a large window above the sink.

Stairs lead up to the second floor landing, which provides access to three bedrooms and the family bathroom. The main bedroom is particularly generous, with a wide window providing attractive views towards the golf course. Two further bedrooms provide flexible accommodation, while the family bathroom is fitted with a bath with shower above, pedestal wash basin and WC, complemented by tiled walls.

Externally, the property has a driveway providing off-road parking alongside the integral garage. To the rear is an enclosed garden, mainly laid to lawn with a paved area adjoining the property, established shrubs and planting, with brick wall and timber fenced boundaries. The property also benefits from a side garden, providing potential for larger garden space or extension.





BRUNTON

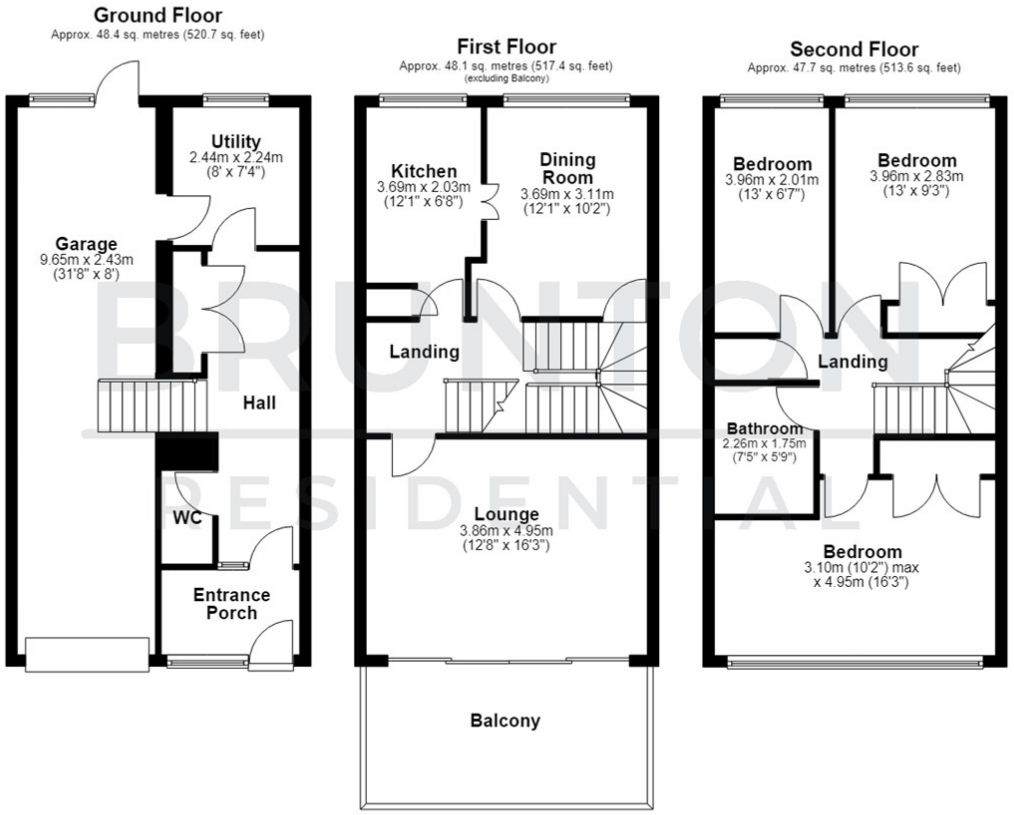
RESIDENTIAL

TENURE : Leasehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : D

EPC RATING : E



Total area: approx. 144.1 sq. metres (1551.6 sq. feet)



