

# BRUNTON

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RESIDENTIAL



**YOUNG DRIVE, DINNINGTON, NE13**

**Offers Over £215,000**

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EAT  
WHATSOEVER  
YOU  
WANT

COFFEE

# BRUNTON

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Beautifully presented three-bedroom semi-detached home situated within the popular Sheraton Park development, offering stylish modern accommodation and a contemporary finish throughout.

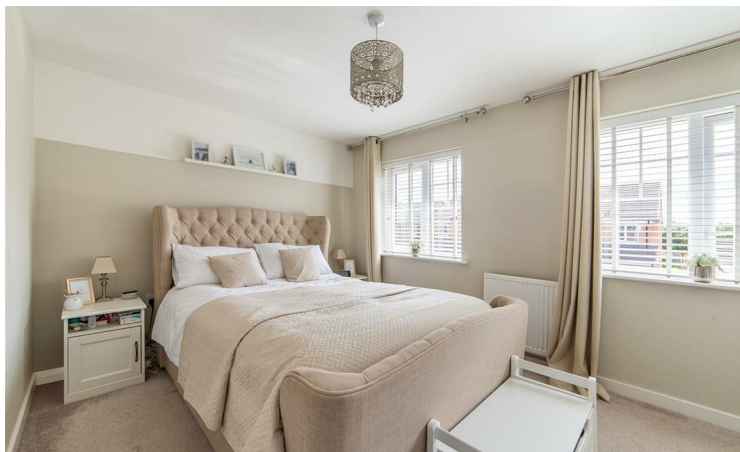
The property features a well-designed layout, including a modern kitchen/diner with integrated appliances and a dedicated dining area, alongside a spacious lounge with French doors opening onto the rear garden. Upstairs, there are three well-proportioned bedrooms and a stylish family bathroom, while externally the property benefits from a driveway and an enclosed rear garden.

Young Drive forms part of the highly regarded Sheraton Park development to the north of Newcastle upon Tyne. The area offers a range of local amenities, including shops, supermarkets, cafes and leisure facilities, while well-regarded schools are available nearby. Excellent road links provide easy access to Newcastle city centre, Gosforth and the A1, making this an ideal home for first-time buyers, professionals and growing families seeking a well-connected yet residential setting.

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The internal accommodation comprises: an entrance hallway with stairs leading up to the first floor and access to a convenient WC, finished with contemporary tiling and a modern two-piece suite.

From here, you are welcomed into the impressive kitchen diner, a stylish and sociable space featuring a range of contemporary wall and base units, integrated oven, gas hob and extractor, metro tiled splashbacks, wood effect work surfaces, and ample room for dining. The elegant pendant lighting above the dining area adds a refined finishing touch, while the neutral décor and quality flooring enhance the overall presentation. The kitchen diner flows seamlessly into the lounge, a beautifully presented reception room extending across the full width of the property. French doors frame views of the rear garden and allow natural light to flood the space, creating an inviting setting for both everyday living and entertaining. Useful understairs storage further enhances practicality.

Stairs rise to the first-floor landing, which gives access to three well-proportioned bedrooms and the family bathroom. The main bedroom is a generous double room benefiting from fitted wardrobes and dual aspect windows, creating a bright and airy feel. The remaining bedrooms are equally well presented and offer flexibility for growing families, guests or home working. Completing the accommodation is a stylish family bathroom featuring striking feature tiling, a modern suite and a shower over the bath. The loft has also been boarded to provide an additional storage area.

Externally, the property enjoys a lawned frontage with a side driveway providing off-road parking. To the rear, the enclosed garden has been thoughtfully arranged with a substantial decked seating area, perfect for outdoor dining and entertaining, alongside a well-maintained lawn.



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TENURE : Freehold

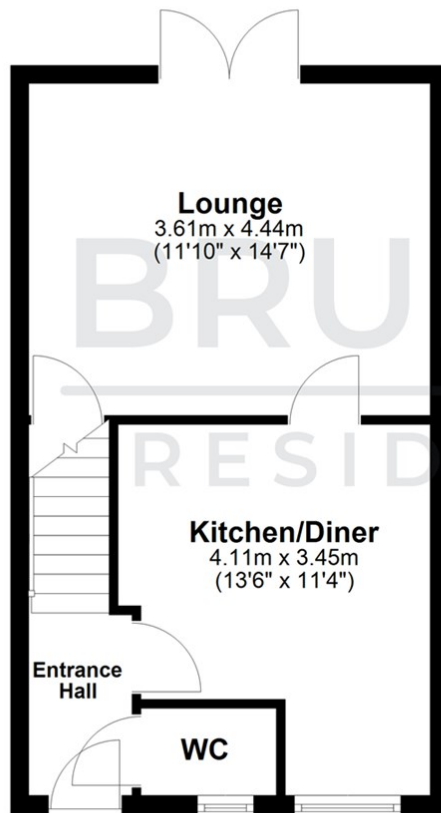
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : B

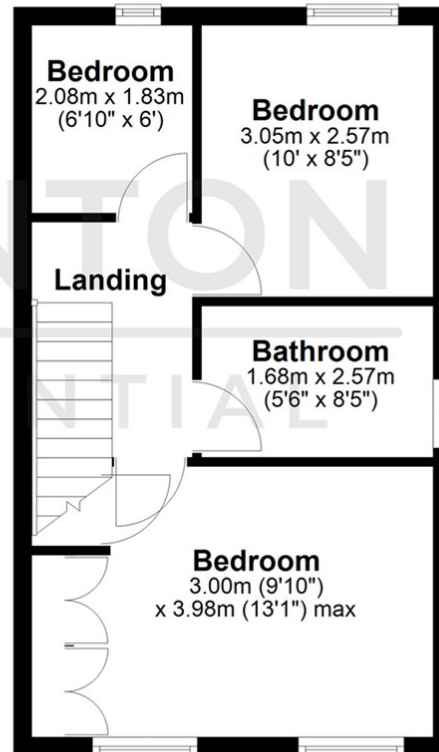
### Ground Floor

Approx. 34.8 sq. metres (375.1 sq. feet)



### First Floor

Approx. 35.2 sq. metres (379.2 sq. feet)



Total area: approx. 70.1 sq. metres (754.3 sq. feet)



Energy Efficiency Rating	
Current	Potential
83	96
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	
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	
EU Directive 2002/91/EC	