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MALLARD WAY, NEWCASTLE UPON TYNE, NE15

Offers Over £250,000

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Well-presented modern three bedroom semi-detached family home situated within a popular residential development in Newcastle Upon Tyne.

A particular highlight is the full-width kitchen/dining room positioned to the rear of the property, providing excellent space for everyday living and entertaining. French doors open directly onto the rear garden, whilst the principal bedroom benefits from an en-suite shower room and the remaining bedrooms are served by a modern family bathroom. The property further benefits from an enclosed rear garden, off street parking and a garage.

Mallard Way enjoys a convenient location with easy access to a range of local amenities, schooling and leisure facilities. Excellent road links provide straightforward access to Newcastle city centre, the A1 and the wider region, whilst nearby public transport connections make commuting particularly convenient. The area continues to prove popular with families and professionals seeking modern accommodation within a well-connected setting.

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The internal accommodation comprises: an entrance vestibule providing access to a ground floor WC and opening into a spacious lounge positioned to the front of the property. This generous reception room benefits from a large front-facing window, allowing plenty of natural light to flood the space. The lounge offers ample space for both seating and entertaining and flows naturally through to the kitchen/dining room at the rear. The kitchen/dining room spans the full width of the property and serves as the heart of the home. The kitchen is fitted with a range of contemporary wall and base units complemented by modern work surfaces and integrated cooking appliances. There is excellent space for dining and entertaining, whilst French doors open directly onto the rear garden, creating a seamless connection between the indoor and outdoor living spaces.

To the first floor, the landing provides access to three bedrooms and the family bathroom. The principal bedroom is a well-proportioned double room benefiting from an en-suite shower room. The second bedroom is also a comfortable double, whilst the third bedroom offers flexibility as a child's bedroom, nursery or home office. Completing the accommodation is the family bathroom, fitted with a modern suite comprising a bath, wash hand basin and WC.

Externally, the property benefits from an enclosed rear garden incorporating a lawn and paved patio area, providing an ideal space for outdoor dining and relaxation. A detached garage is positioned to the rear of the property and is accompanied by driveway parking.



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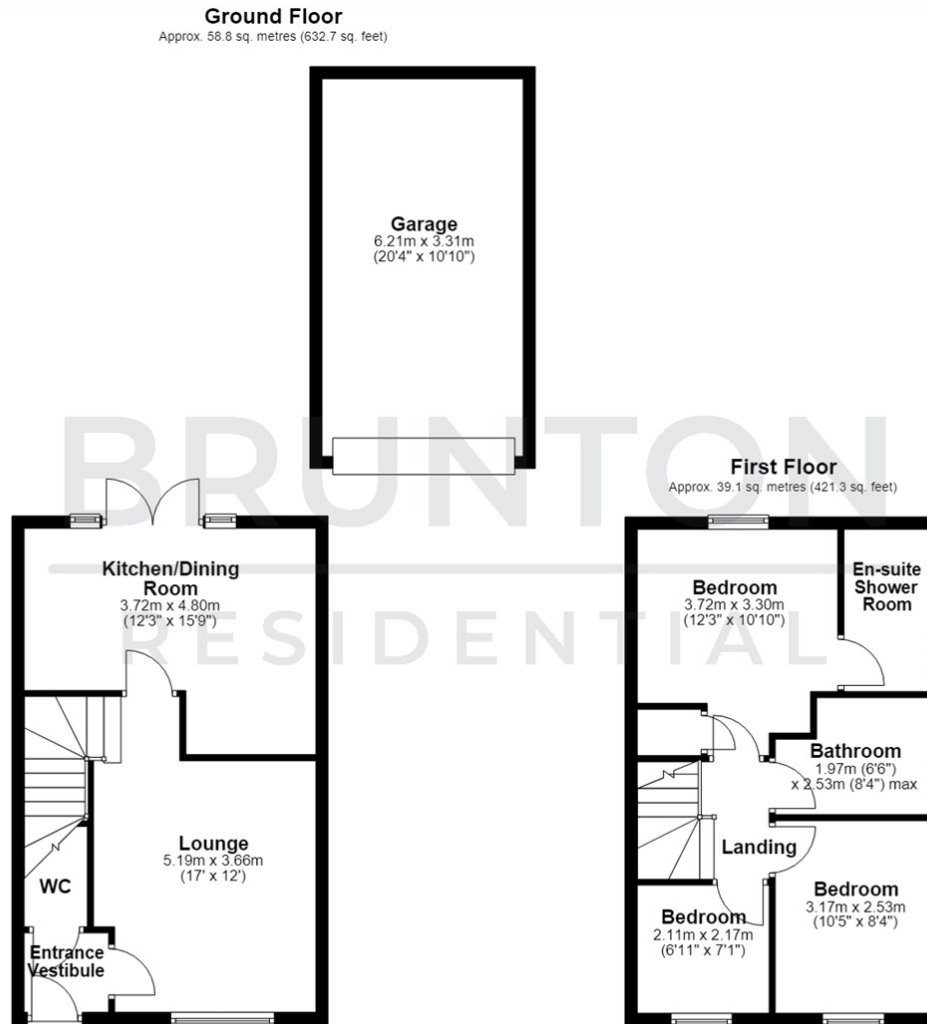
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : B



Total area: approx. 97.9 sq. metres (1053.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B			
(69-80) C		84	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	