

# BRUNTON

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## RESIDENTIAL



**DAISY FIELD WAY, GREAT PARK, NE13**

Offers Over £165,000

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Delightful 'Holly' style apartment by Taylor Wimpy, a two-bedroom, first floor apartment situated on Daisy Field Way within Great Park, Newcastle upon Tyne.

This well-presented apartment features a spacious lounge/dining area with French doors opening onto a Juliet balcony. It further benefits from a modern kitchen, a stylish bathroom, and two well-proportioned bedrooms.

Situated in the popular residential area of Great Park, the property is conveniently located close to local shops, schools, and everyday amenities. It also benefits from excellent transport links, with easy access to the A1 and regular public transport services providing straightforward connections to Newcastle city centre and surrounding areas.

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Upon entering the property, you are welcomed by a spacious entrance hallway, which benefits from two useful storage cupboards.

To the right, a contemporary kitchen is fitted with a comprehensive range of wall and base units, integral appliances, ample worktop space, and attractive flooring. A window provides pleasant views over the surrounding area and enhances the room with natural light.

To the left of the hallway lies the family bathroom, stylishly appointed with part-tiled walls, comprising a WC, washbasin, and a bath with overhead shower.

Further along the hallway are two well-proportioned bedrooms, both enjoying views over the surrounding area.

Completing the accommodation, to the right of the hallway is a generous lounge/dining room, filled with natural light courtesy of French doors that open onto a Juliet balcony

Externally, the development is complemented by attractive communal areas, including lawned, paved, and planted spaces. Residents benefit from an allocated parking bay, with additional visitor spaces available.

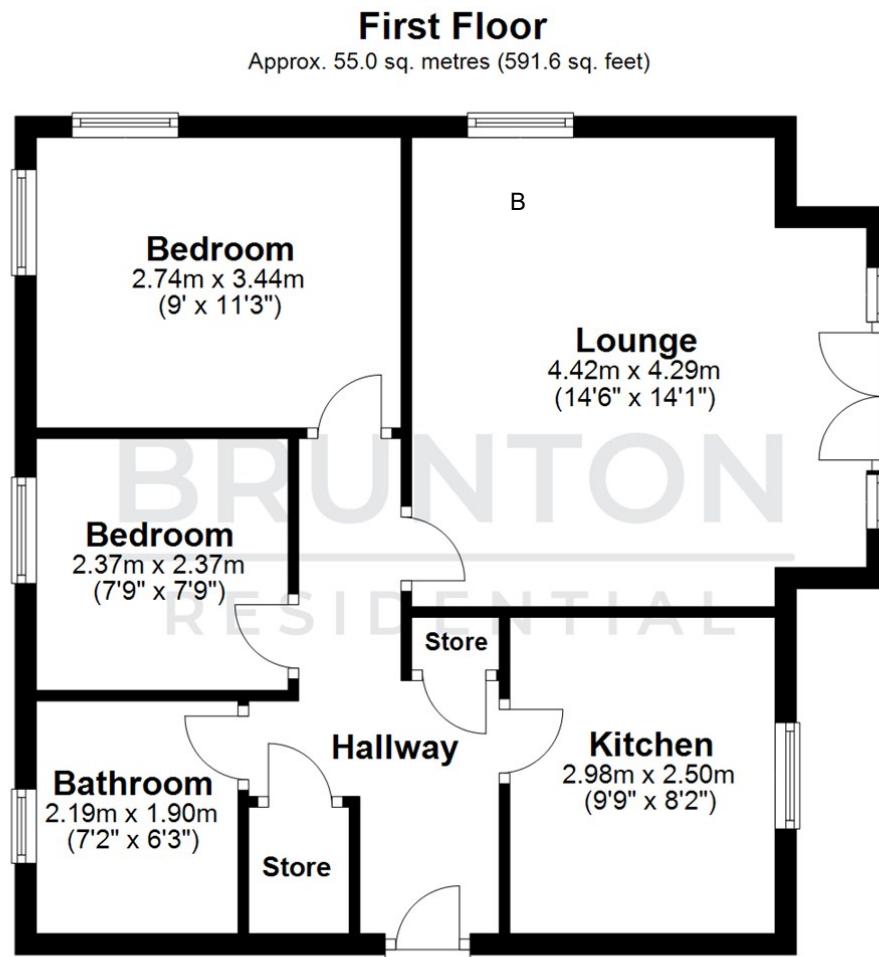


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TENURE : Leasehold

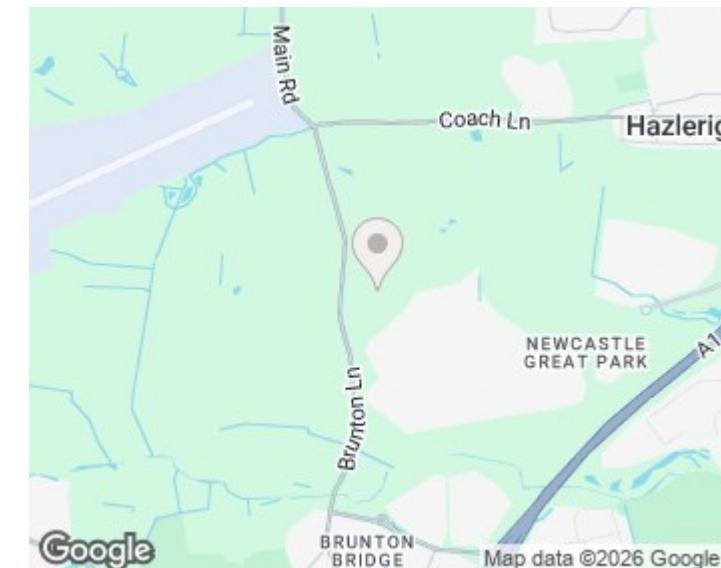


All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : B

EPC RATING : B



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