



4 East Brunton Wynd

Great Park



4 East Brunton Wynd, Great Park, Newcastle Upon Tyne, NE13 7BR

Impressive Stone Built Barn Conversion Boasting Three Bedrooms, Two Bathrooms, Generous Sitting Room, Fantastic Open Plan Kitchen/Diner, Utility, Double Garage, Gardens & Driveway for Multiple Vehicles!

Converted in 2009, this wonderful property is ideally situated on the exclusive East Brunton Wynd at the top of Melbury, Great Park. East Brunton Wynd is perfectly placed close to outstanding local schooling and is also positioned only a short walk from Brunton Park with its shops, amenities and surgery.

The property offers close proximity to the City of Newcastle Golf Club, Gosforth Park Racecourse and the Great North Road offering easy links into central Gosforth with its shops, cafes and restaurants, and the A1 offering excellent road links throughout the region. The property is ideally situated near public transport links, offering easy and convenient access to Gosforth and Newcastle City Centre.

The internal accommodation comprises: Spacious entrance hallway with two useful storage cupboards | Ground floor WC | Stunning open plan kitchen/diner, with dual aspect views and vaulted ceiling with exposed beams | The kitchen boasts a range of modern cabinetry/worktops, integrated appliances throughout and central island | Utility room with access to rear garden | Generous sitting room with feature archways and doors leading onto the gardens.





The staircase then leads up to the first floor and onto three bedrooms | The principal bedroom enjoys a comfortable double room, with walk in wardrobe and contemporary ensuite shower room/WC | Bedroom two is a further comfortable double room, with fitted wardrobes | Bedroom three offers a single room/study/nursery | Family bathroom with impressive three piece suite.

Externally, the property offers a driveway for secure parking for two vehicles | Detached double garage | To the rear is a lawned garden with a paved patio terrace to enjoy the sun throughout the day.

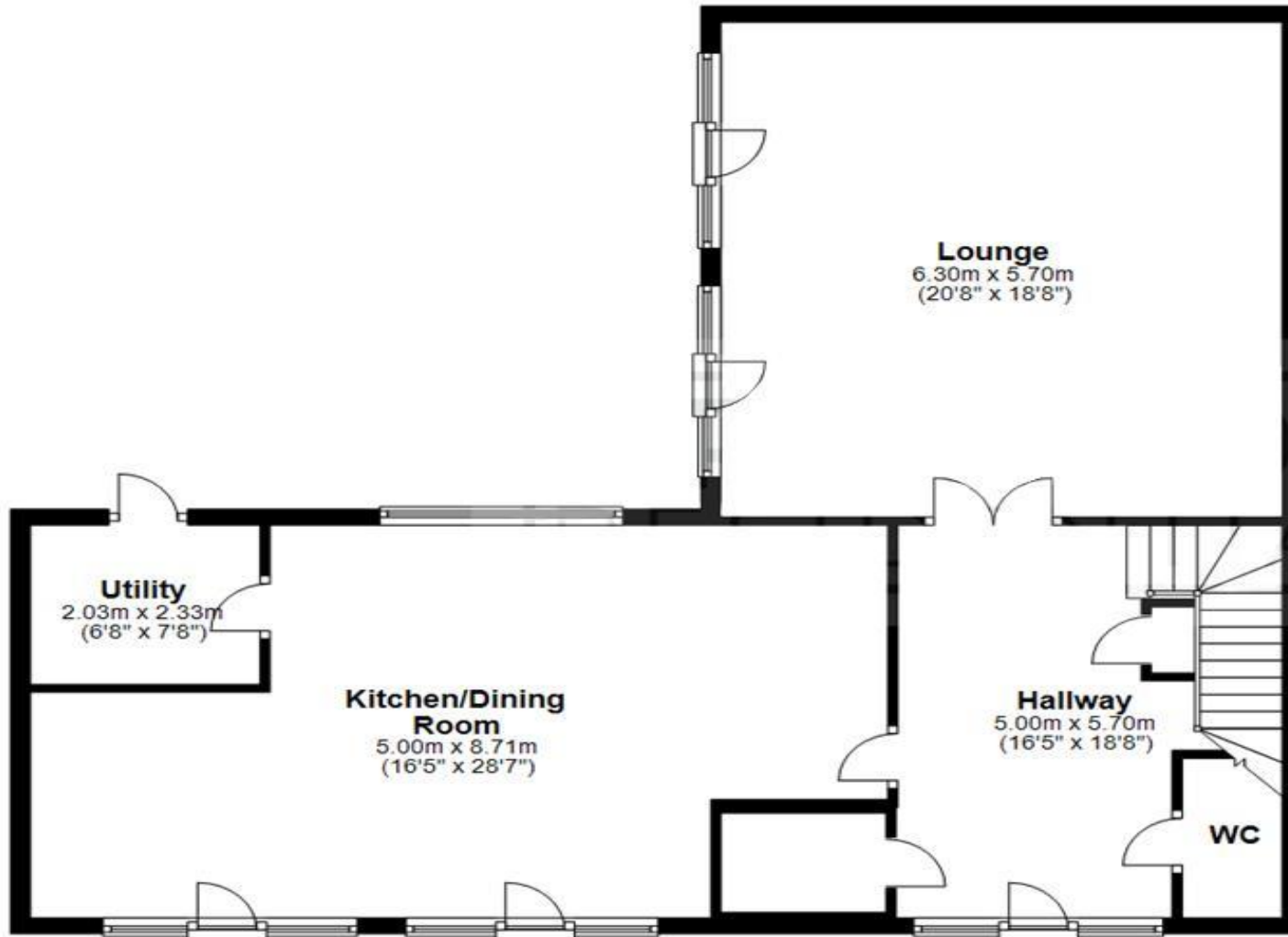
Beautifully presented throughout, and offered to the market with No Onward Chain, early viewings are strongly encouraged at this excellent property!

Services: Mains gas, electricity, water & drainage | Tenure: Freehold | Council Tax: Band F | Energy Performance Certificate: Rating C

Price Guide: Offers Over £465,000

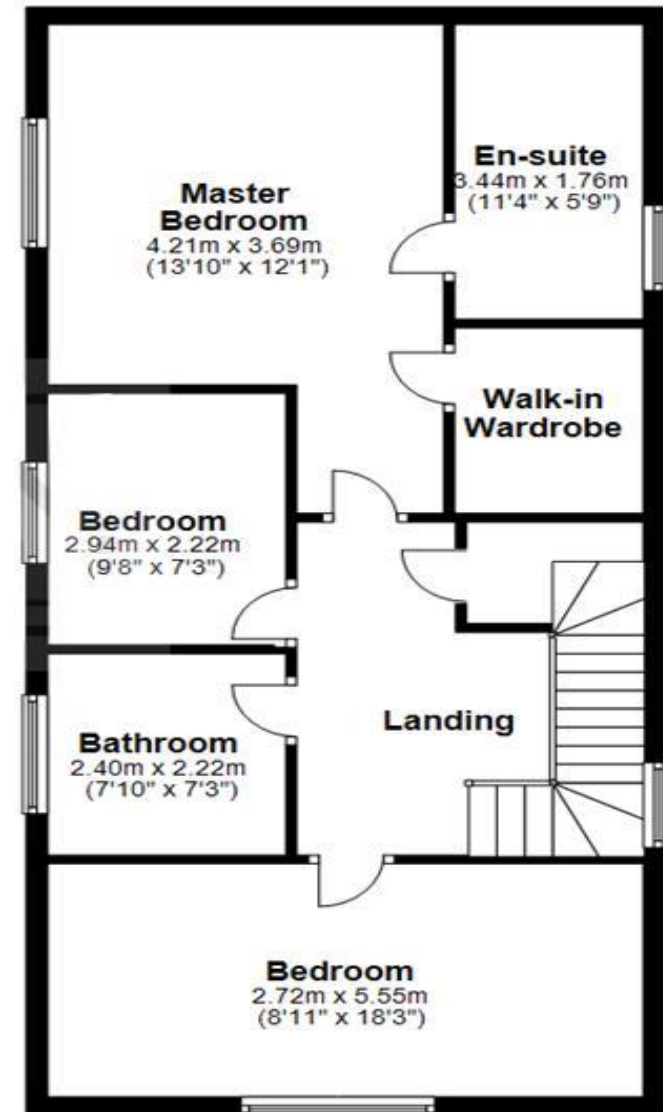
Ground Floor

Approx. 100.0 sq. metres (1076.8 sq. feet)



First Floor

Approx. 69.5 sq. metres (748.0 sq. feet)



Total area: approx. 169.5 sq. metres (1824.8 sq. feet)

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



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