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PEREGRINE WAY, ABBEY HEIGHTS, NE15

Offers Over £495,000

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Beautifully presented four bedroom 'Jeweller' by Bellway, part of the Artisan collection, a detached house located in Peregrine Way, Abbey Heights with the benefit of no forward chain.

The property is arranged over two storeys and includes a living room, kitchen/diner, utility room, home office and a convenient WC on the ground floor, with four bedrooms, two en-suites and a family bathroom positioned on the first floor. Externally, there is an enclosed rear garden and off-road parking available.

The property is situated within a residential area close to local shops, schools and everyday amenities, with transport links providing access into Newcastle city centre and surrounding areas, making it suitable for families and professionals.

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The internal accommodation comprises: a welcoming entrance hallway with stairs leading up to the first floor and understairs storage, featuring herringbone flooring. From the hallway, there is access to a convenient WC and a home office, along with the dual aspect living room, which includes a box bay window and French doors opening out to the rear patio.

The ground floor continues through to the kitchen/diner, fitted with modern units, integrated appliances including a double oven, gas hob with extractor over, and a central island. This space benefits from good natural light and includes French doors opening out to the rear garden. A separate utility room is positioned off the kitchen, offering matching cabinetry, worktop space, plumbing for appliances, and access to the outside.

The first floor landing includes storage and gives access to four bedrooms and the family bathroom. The main bedroom is accessed via a walk in wardrobe area and benefits from an en suite bathroom fitted with both a bath and a separate shower. A second bedroom also includes a walk through wardrobe and an en suite shower room. The remaining two bedrooms are both doubles. The family bathroom is fitted with a bath and finished in a modern style.

Externally, the property sits on a corner plot with a front garden and a driveway providing off road parking for multiple vehicles, along with a detached double garage. To the rear, there is an enclosed South facing garden with a patio area, raised planted borders, and a lawn, an ideal space for alfresco entertaining.



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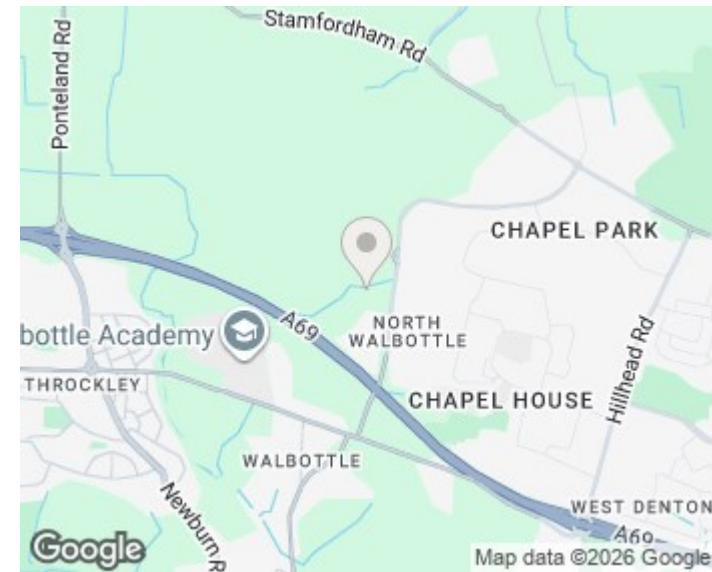
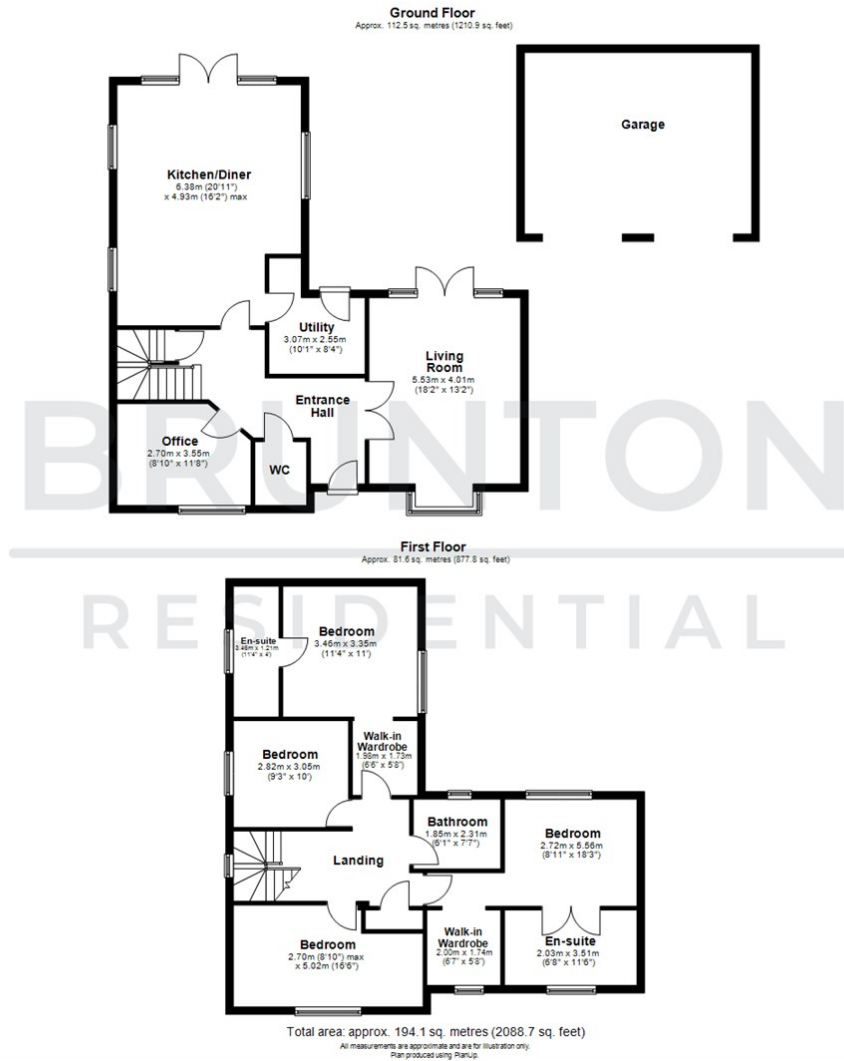
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : F

EPC RATING : B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		85	
(69-80) C			
(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	