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ROSEDEN WAY, GREAT PARK, NE13

Offers Over £350,000

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Beautifully presented four bedroom detached Taylor Wimpey Mitford home, occupying a lovely south facing plot within the highly sought after Great Park development. Offering spacious and well balanced accommodation throughout, the property is ideally suited to modern family living.

A particular highlight is the impressive open plan kitchen and dining room, complemented by a separate utility area and French doors opening onto the landscaped rear garden. The attractive south facing garden has been thoughtfully upgraded with porcelain tiled seating areas, creating a superb space for outdoor entertaining.

Great Park is one of Newcastle's most desirable modern residential developments, offering an excellent range of local amenities including shops, cafés, a primary school and community facilities. The property is conveniently located for Newcastle city centre, Newcastle International Airport and the A1 motorway, with regular public transport links and excellent access to Gosforth and the wider region.

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The internal accommodation comprises: a welcoming entrance hallway enhanced with attractive decorative wall panelling, creating an excellent first impression. Positioned to the front of the property is the lounge, a bright and comfortable reception room enjoying a pleasant front facing aspect. Continuing through the hallway, there is a convenient ground floor cloakroom, together with a useful under stair storage cupboard, whilst the staircase rises to the first floor accommodation.

To the rear of the property is a spacious open plan kitchen and dining room, undoubtedly the heart of the home. The kitchen is fitted with a comprehensive range of modern wall and base units, complemented by generous worktop space and integrated appliances. Adjoining the kitchen is a practical utility area providing additional storage and laundry facilities. French doors open directly onto the south facing rear garden, allowing an abundance of natural light to flood the space and creating an excellent environment for both everyday family living and entertaining.

To the first floor, the landing provides access to four well proportioned bedrooms and the family bathroom. The principal bedroom benefits from its own en-suite shower room, whilst the remaining bedrooms are served by a modern three piece family bathroom.

Externally, the property enjoys a beautifully landscaped south facing rear garden, featuring stylish porcelain tiled seating areas that create an excellent space for outdoor dining and relaxation. A detached garage with a pitched roof provides useful boarded storage, while off street parking is located to the side of the property.



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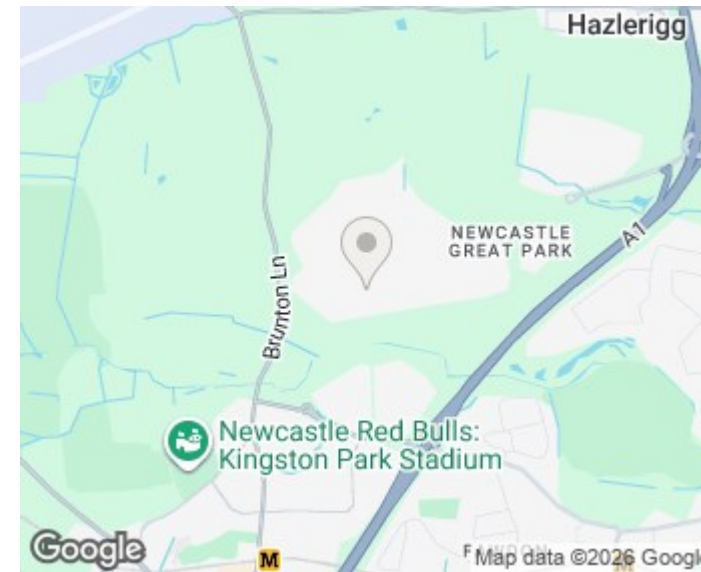
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : E

EPC RATING : B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(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	