

# BRUNTON

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## RESIDENTIAL



**SILVER LONNEN, NEWCASTLE UPON TYNE, NE5**

**Offers Over £270,000**

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Impressive four-bedroom semi-detached family home offering well-balanced and modern accommodation, located on Silver Lonnen. The property is well presented throughout and arranged to suit contemporary family living, with generous internal space and a strong connection to the rear garden.

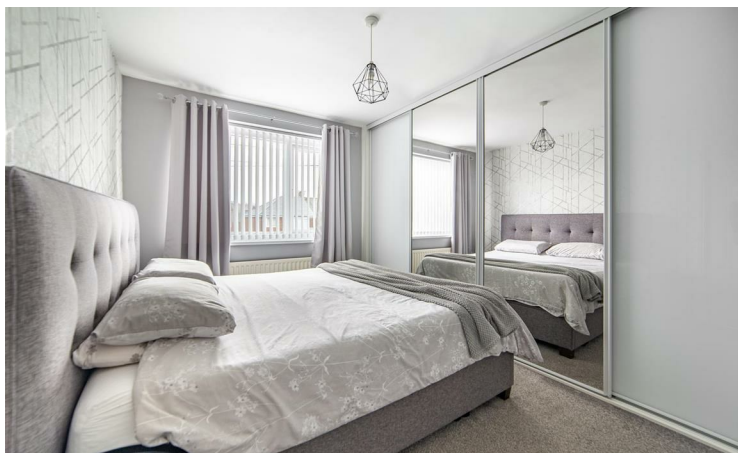
The accommodation includes a lounge, an open-plan living, dining and family area, a modern kitchen with an island, a separate utility room, four bedrooms and a well-appointed family bathroom. Externally, the property benefits from a double driveway to the front and a large enclosed rear garden with lawn and patio seating areas.

Silver Lonnen is situated within a well-established residential area, offering convenient access to local shops, everyday amenities, schools and transport links, with easy routes into Newcastle city centre and surrounding areas, making it ideal for families and professionals alike.

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The internal accommodation comprises: an entrance hall with stairs to the first floor, and access to the first bedroom on the right, currently being utilised as a home gym. On the left of the hallway is a bright lounge that benefits from aspects over the front of the property as well as a media wall and access to the open-plan living, dining and family area via double doors. Upon entry to this area, you are met with a dining space and lounge area with a large media wall and French doors out to the rear garden. The kitchen is fitted with a range of modern wall and base units, allowing for plenty of storage and work surfaces. The space also enjoys integrated appliances and a central island, making this space ideal for seamless family living. From here, there is access to a useful utility area with further storage space and countertops, along with plumbing for a washer and dryer. The open-plan space is complete with Velux windows and rear-aspect windows, flooding the space with plenty of natural light.

The first-floor landing provides access to three well-proportioned bedrooms, two with built-in wardrobes, served by a modern family bathroom that enjoys a bath, walk-in shower, a WC, a washbasin and a heated towel rail.

Externally, to the front of the property, there is a double driveway providing off-street parking for two vehicles. To the rear of the property is a large garden, laid mainly to lawn, but features a paved section ideal for patio seating. The garden is private, enclosed by timber fencing, and enjoys wonderful sun during the daytime, creating an ideal space for entertainment and family life.



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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : A

EPC RATING : C

