

BRUNTON

RESIDENTIAL



SPINDLESTONE VIEW, GREAT PARK, NE13
Offers Over £599,950

BRUNTON

RESIDENTIAL





BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL



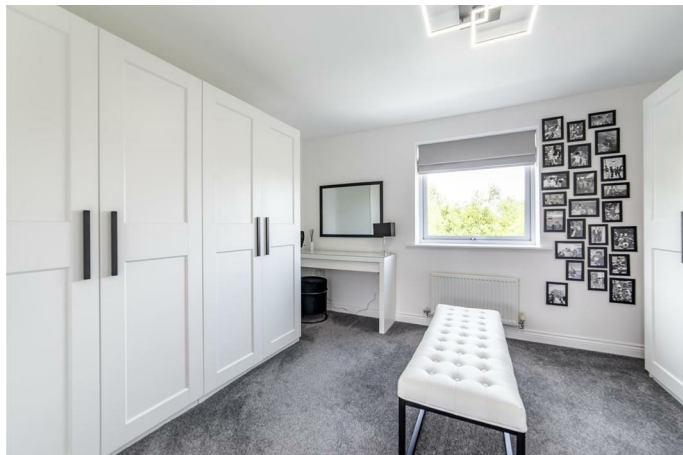
Impressive Detached Family Home with Four Generous Bedrooms, Reconfigured Open-Plan Kitchen/Diner with Bi-Fold Doors & Island, South-Facing Garden with Summer House, Principal Suite with En Suite & Dressing Area, Detached Double Garage with Gym & Open Aspect to Front.

This modern and substantially upgraded home, set within the popular Greenside development, has been thoughtfully reconfigured to enhance everyday living. It features an expansive open-plan kitchen/dining area with premium finishes, four well-proportioned bedrooms, and three bathrooms. The principal suite includes a private en suite and dedicated dressing area, while the remaining rooms offer excellent flexibility for family life or home working.

Externally, the property benefits from an open aspect to the front and a generous south-facing garden to the rear. A detached summer house with office space adds further versatility, and the double garage — part-converted into a gym — provides additional functionality.

BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

The internal accommodation briefly comprises: Entrance hall with stairs to the first floor. To the right is a versatile front aspect reception room, ideal as a study, snug, or playroom. To the left is a spacious lounge with a front-facing window.

To the rear is a full-width, open-plan kitchen, dining and family room with underfloor heating, marble-effect tiled flooring, and bi-fold doors opening onto the south-facing rear garden. The kitchen with integrated appliances including NEFF dishwasher, fridge and freezer and oven, Bora hob with downdraft extractor, Quooker tap—and a central island with breakfast bar all with Corian worktops

From the kitchen, a utility room offers further units, worktops, a sink, space for appliances, an external door, and access to the WC.

Upstairs, the first-floor landing leads to two well-proportioned bedrooms, including a reconfigured principal suite with walk-in dressing area and en-suite, the dressing area can easily be converted back to the original fifth bedroom. There's also a storage cupboard and a fully tiled family bathroom with parquet herringbone flooring, freestanding bath, and separate shower.

The second floor offers two further bedrooms and a bathroom with bath, overhead shower, washbasin, WC, wood-effect flooring, and part-tiled walls.

Externally, there's a generous south-facing garden, open front aspect, and a stylish summerhouse with handy office space. A double detached garage sits to the rear, with one half converted into a gym.



BRUNTON

RESIDENTIAL

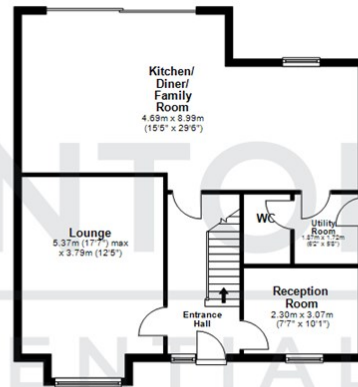
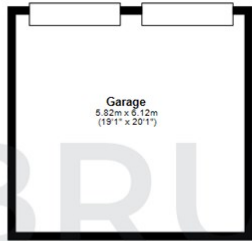
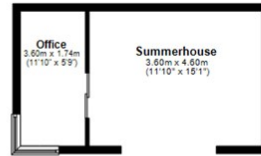
TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

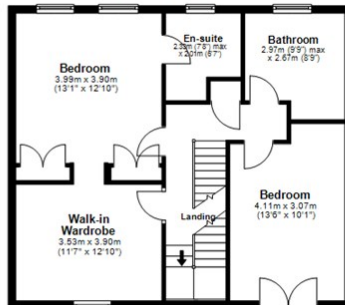
COUNCIL TAX BAND : F

EPC RATING :

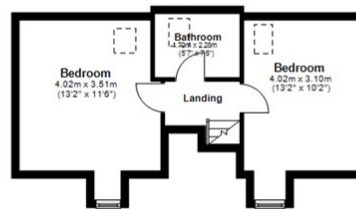
Ground Floor
Approx. 136.6 sq. metres (1470.4 sq. feet)



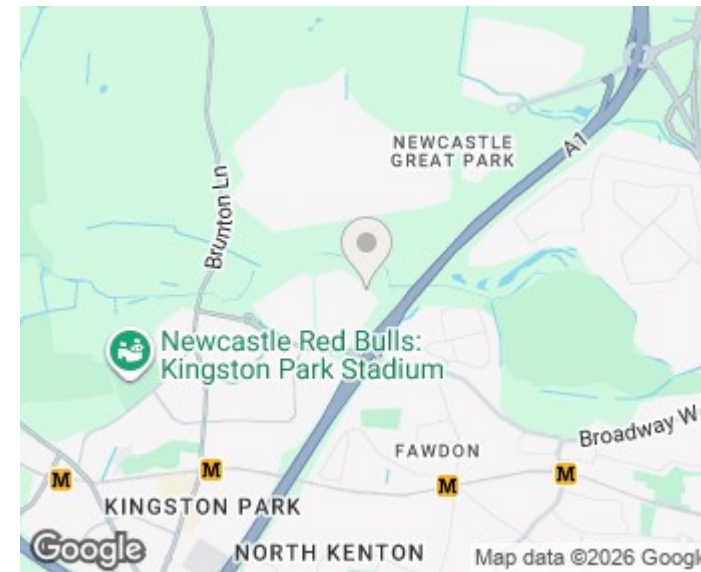
First Floor
Approx. 68.0 sq. metres (732.3 sq. feet)



Second Floor
Approx. 36.1 sq. metres (388.1 sq. feet)



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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 (CO₂) 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	