

# BRUNTON

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## RESIDENTIAL



**ROSEDEN WAY, NEWCASTLE UPON TYNE, NE13**

**£255,000**

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A well-presented three-bedroom home located on Roseden Way in Newcastle, offering modern and practical accommodation ideal for families or first-time buyers. The property combines open-plan dining with useful additional features such as a balcony and an integral garage.

The ground floor comprises an entrance vestibule leading into a welcoming lounge, which opens to a central hallway with an under-stairs WC and stairs to the first floor. To the rear is a spacious open-plan kitchen-diner fitted with wall and base units, integrated appliances and space for dining, with French doors opening onto the garden. Upstairs, three well-proportioned bedrooms are served by a family bathroom, with the principal bedroom benefiting from built-in wardrobes, an en-suite shower room and a private balcony. Externally, the property enjoys a front lawn with driveway parking and an enclosed rear garden.

Roseden Way is situated within a popular residential area of Newcastle, offering convenient access to local amenities, schools and transport links into the city centre and surrounding areas, making it a well-connected and desirable location.

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The internal accommodation comprises: an entrance vestibule which opens into a welcoming lounge, which benefits from a window overlooking the front of the property. From here, a door leads to the central hallway, which has a convenient under-stairs WC and stairs to the first floor. The hallway leads to the open-plan kitchen-diner, which enjoys a range of fitted wall and base units as well as integrated appliances and a window overlooking the rear garden. There is ample space for a dining table, and French doors lead out to the garden and bring in plenty of natural light.

The first-floor landing provides access to a useful storage cupboard and three well-proportioned bedrooms, with the principal bedroom benefitting from built-in wardrobes, an en-suite shower room and French doors to a balcony, whilst the remaining bedrooms are served by a well-appointed family bathroom. The family bathroom comprises a WC, a hand wash basin, a heated towel rail and a shower over the bath.

Externally, to the front of the property, is a lawn and a driveway, which provides off-street parking for multiple vehicles. To the rear, a garden is enclosed by timber fencing, enhancing the sense of privacy. The garden is laid mainly to lawn with paved patio seating areas, creating the ideal space for everyday family life and outdoor entertainment.



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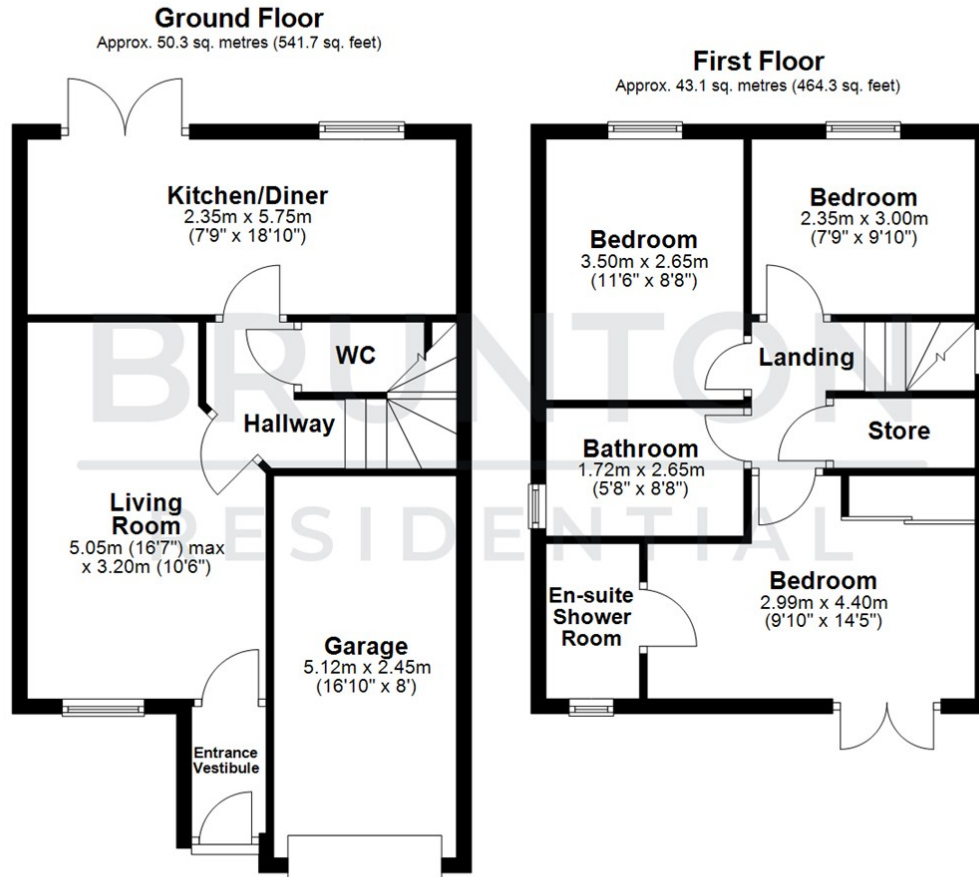
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

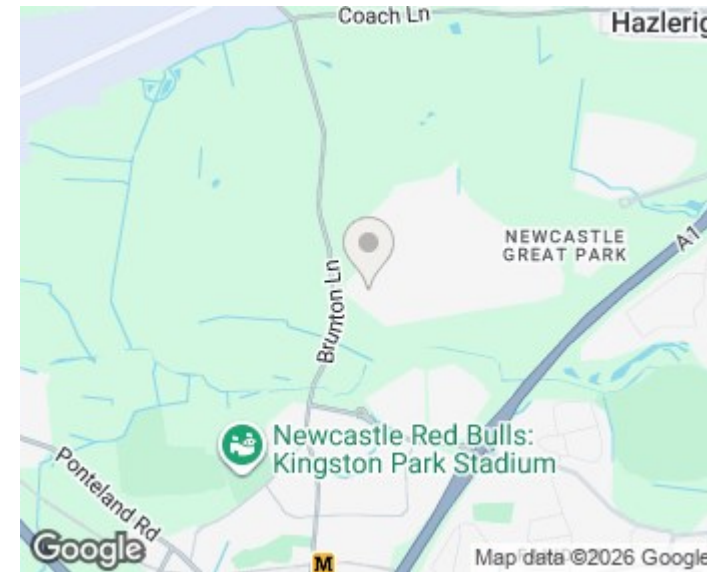
COUNCIL TAX BAND : D

EPC RATING : C



Total area: approx. 93.5 sq. metres (1006.0 sq. feet)

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



Energy Efficiency Rating	
Current	Potential
78	91

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

EU Directive 2002/91/EC

England & Wales

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

Very environmentally friendly - lower CO<sub>2</sub> 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<sub>2</sub> emissions

EU Directive 2002/91/EC

England & Wales