

# BRUNTON

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## RESIDENTIAL



**POPPY PLACE, GREAT PARK, NE13**

Offers Over £400,000

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Immaculate 'Kingham' by Taylor Wimpey, a modern four-bedroom detached home situated on Poppy Place, Great Park. Occupying a desirable plot within this popular residential development, the property offers spacious and well-balanced accommodation ideally suited to family living.

The home comprises a bright front-aspect lounge and a generous open-plan kitchen dining space with French doors opening onto the rear garden. To the first floor are four well-proportioned bedrooms, with the master bedroom benefiting from an en-suite shower room, while a family bathroom serves the remaining bedrooms. The property further benefits from off-street parking, a garage and a lovely enclosed rear garden.

The property is well positioned for access to a range of local amenities, including nearby shops and everyday conveniences. The area is also served by well-regarded schools and benefits from good transport links, with straightforward access to Newcastle city centre, Newcastle International Airport and major road networks including the A1.

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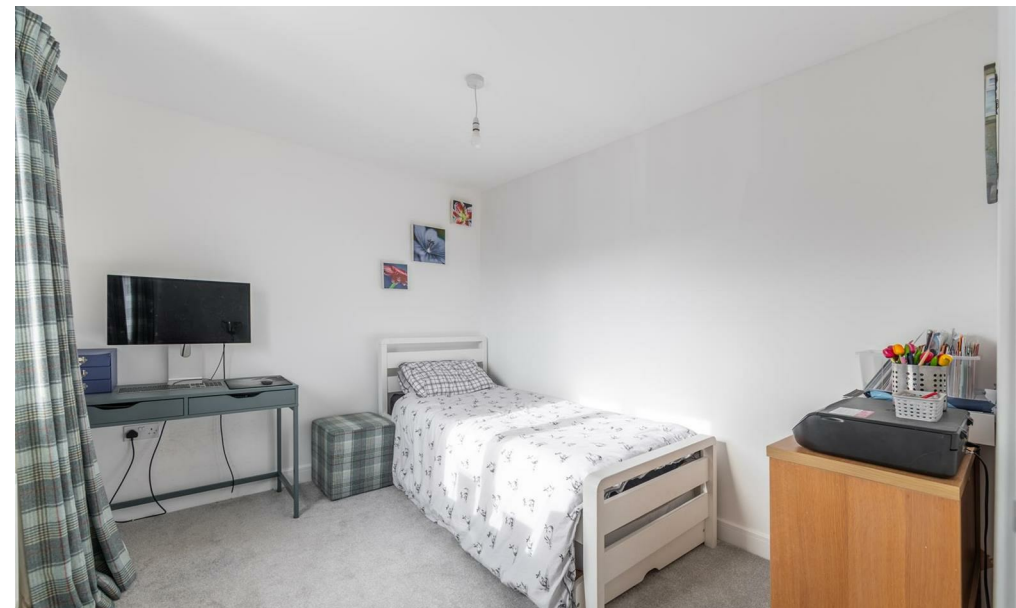
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Brunton Residential are delighted to welcome this immaculate, rare to the market 'Kingham' by Taylor Wimpey, a spacious four bedroom home is perfect for larger families, with plenty of practical & flexible living space to suit everyone's needs.

The home is popular with families for a reason. The ground floor comprises a stylish kitchen/dining area spanning the width of the property to the rear with French doors leading on to a private large garden, a spacious family living area with forward facing walk in bay, utility room that leads to the ground floor WC and a useful garage. The current owner has upgraded the property with Amtico flooring throughout the hallway and into the kitchen/diner and into the utility & ground floor WC as well as floor level spot lights in the kitchen area while two of the bedrooms benefit from built in wardrobes.

Upstairs, the main bedroom has a complimenting en suite shower room, there are a further three double bedrooms which are serviced by the family three piece bathroom with shower over the bath.

Externally there is a double width drive offering off street parking for multiple vehicles leading to the garage, to the rear is a substantial enclosed garden with patio and lawn, ideal for alfresco entertaining.



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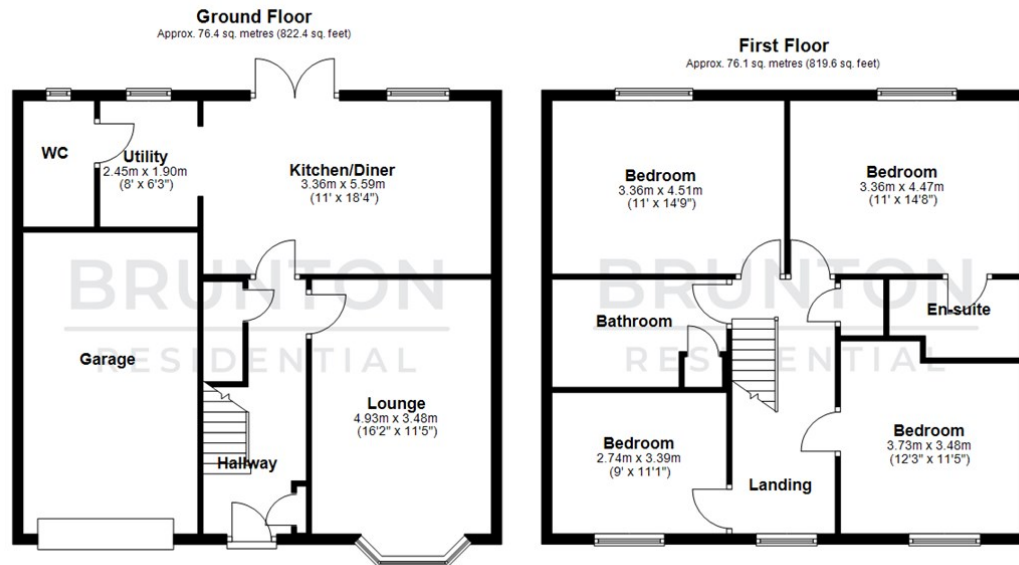
TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : E

EPC RATING : B

E



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) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>85</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	