

# BRUNTON

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## RESIDENTIAL



**PEACOCK CHASE, GREAT PARK, NE13**

**Offers Over £260,000**



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Brunton Residential are delighted to offer this stunning “Kirkley” build by Persimmon Homes, a beautifully presented three bedroom detached house located on the ever popular Peacock Chase development in Great Park.

This modern family home offers spacious and stylish living accommodation throughout. The ground floor comprises a welcoming entrance hallway, a bright and airy lounge with contemporary décor, and a sleek open-plan kitchen/dining area fitted with modern units, integrated appliances, and French doors leading to the rear garden perfect for family living and entertaining.

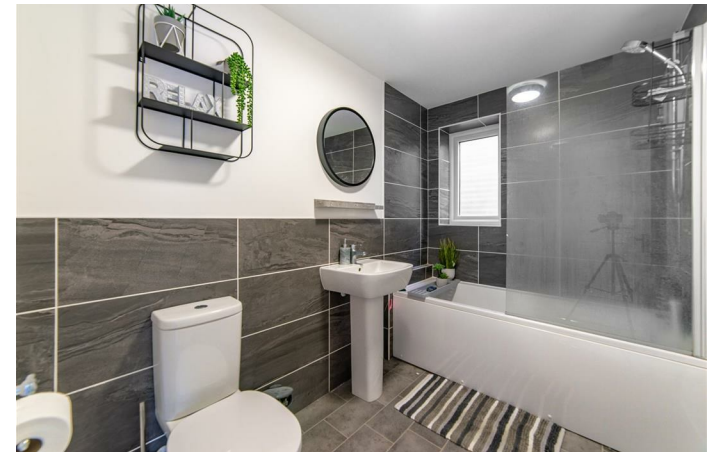
The property boasts a driveway providing off street parking, an integral garage, a front garden, and an enclosed rear garden offering plenty of potential for landscaping. Peacock Chase is a sought after modern development within Great Park, offering easy access to local amenities, schools, and transport links to Newcastle city centre and the A1.



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Upon entering, you are greeted by a welcoming entrance hallway leading to a bright and spacious lounge, tastefully decorated in neutral tones with a large front window allowing natural light to fill the space the perfect area for relaxing or entertaining.

To the rear of the property is a stunning open plan kitchen and dining area, fitted with modern cabinetry, integrated stainless steel appliances, and ample counter space. French doors open directly onto the rear garden, creating a seamless flow between indoor and outdoor living. A convenient WC and internal access to the integral garage complete the ground floor.

Upstairs, the home continues to impress with three well proportioned bedrooms. The master bedroom boasts fitted wardrobes, a stylish en-suite shower room, and French doors opening onto a private balcony terrace with glass balustrade. The second double bedroom offers ample space for furnishings, while the third bedroom is currently arranged as a home office, perfectly suited to modern working-from-home lifestyles. A beautifully presented family bathroom features contemporary grey tiling, a three-piece suite with overhead shower, and chrome fixtures.

Externally, the property benefits from a private driveway and integral garage, providing ample off street parking. The front garden is laid to lawn with decorative planters, while to the rear there is an enclosed garden, mainly laid to lawn and offering excellent potential for landscaping or creating an outdoor entertaining area.





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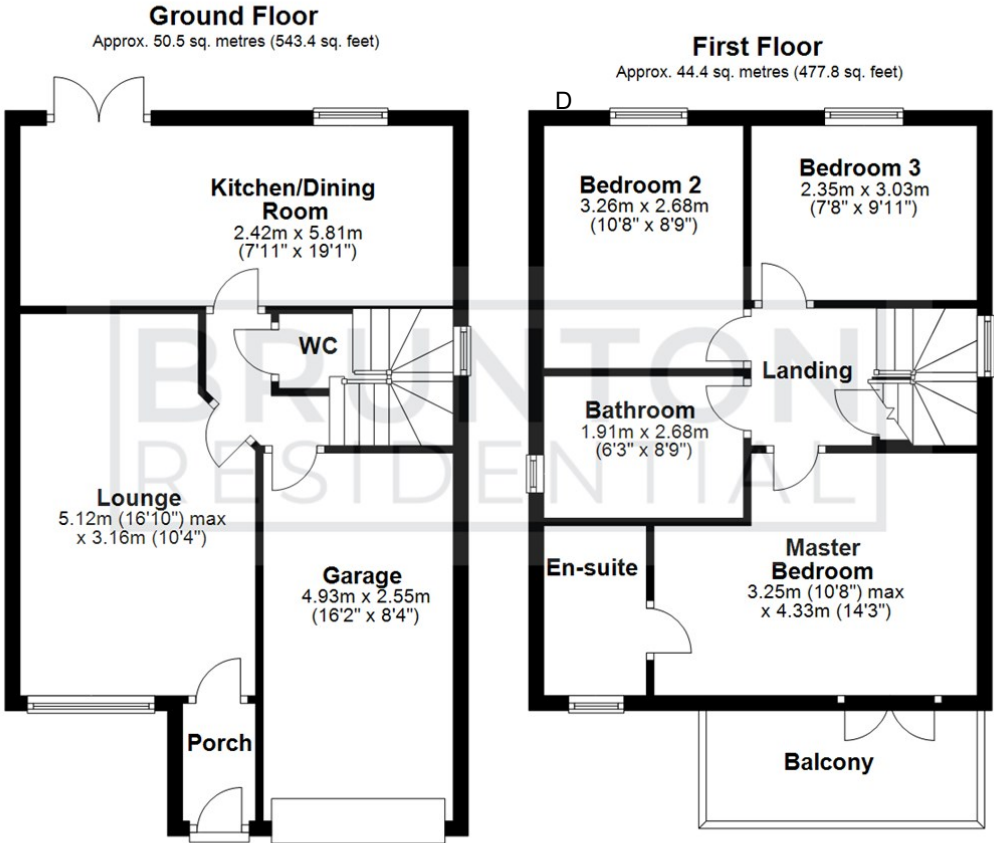
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle upon Tyne

COUNCIL TAX BAND : D

EPC RATING : B



Total area: approx. 94.9 sq. metres (1021.1 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		95
(81-91) B	82	
(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 <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		
England & Wales	EU Directive 2002/91/EC	