

BRUNTON

RESIDENTIAL



OSPREY WALK, NEWCASTLE UPON TYNE, NE13

£365,000

BRUNTON

RESIDENTIAL





BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL



Well-presented four-bedroom home is located on Osprey Walk in Newcastle Upon Tyne, offering spacious and versatile accommodation suited to modern family living.

The property benefits from a bright front-facing lounge, a converted garage, which has been changed into a snug/playroom providing additional flexible space, and a generous open-plan kitchen/dining room with direct access to the rear garden. There are four well-proportioned bedrooms, including a main bedroom with en-suite, along with a family bathroom and useful ground-floor utility and WC. Externally, the property offers off-street parking for two vehicles and a private, low-maintenance rear garden with artificial lawn and planted borders.

The property is situated within the popular Great Park development, providing access to local amenities, well-regarded schools and excellent transport links to Newcastle city centre, Gosforth and surrounding areas.

BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

The internal accommodation comprises: a welcoming entrance hall with stairs leading up to the first-floor landing and a useful understairs storage cupboard. To the immediate left is a spacious front-aspect lounge, benefiting from French doors opening out to the front garden, allowing for excellent natural light.

Further along the hallway, the former garage has been converted into a versatile snug/playroom or home office, offering flexible additional living space. To the rear is a generous open-plan kitchen/dining room, fitted with a range of modern wall and base units, integrated appliances including an oven, hob and extractor fan, and ample cabinetry providing excellent storage and work surface space. The room comfortably accommodates a dining area and benefits from doors opening out to the rear garden, creating a bright and practical space for everyday living. Completing the ground floor is a useful utility room and a convenient ground-floor WC.

To the first floor, the landing provides access to four well-proportioned bedrooms. The main bedroom benefits from fitted storage and an en-suite shower room and a private balcony, while the remaining bedrooms are served by a well-appointed family bathroom comprising a bath with overhead shower, WC and washbasin.

Externally, to the front of the property, there is a driveway providing off-street parking for two vehicles, along with a pathway leading to the front door. To the rear, there is an enclosed garden with timber fencing, featuring low-maintenance artificial lawn and planted borders, creating an attractive and usable outdoor space.



BRUNTON

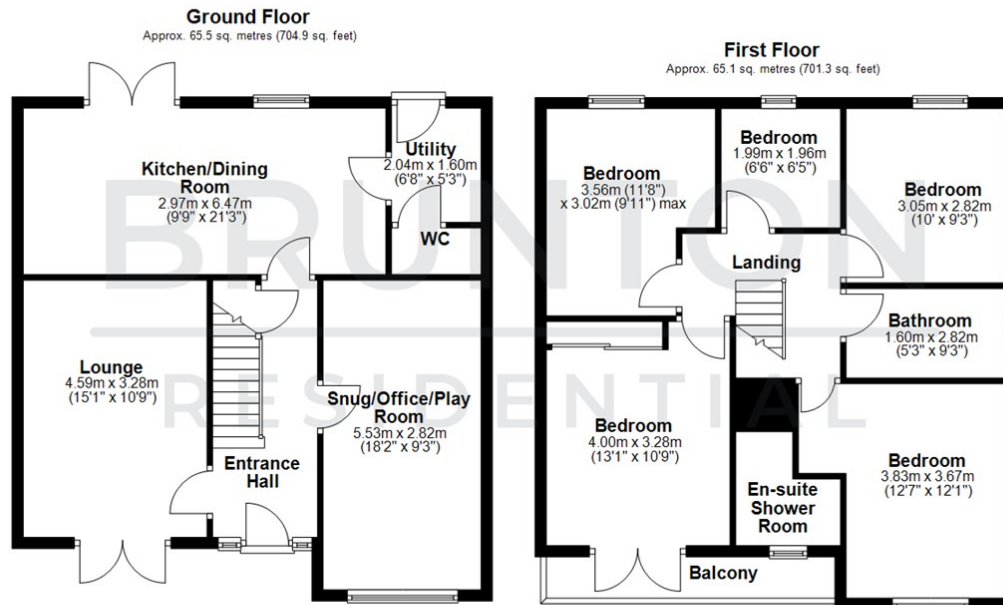
RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

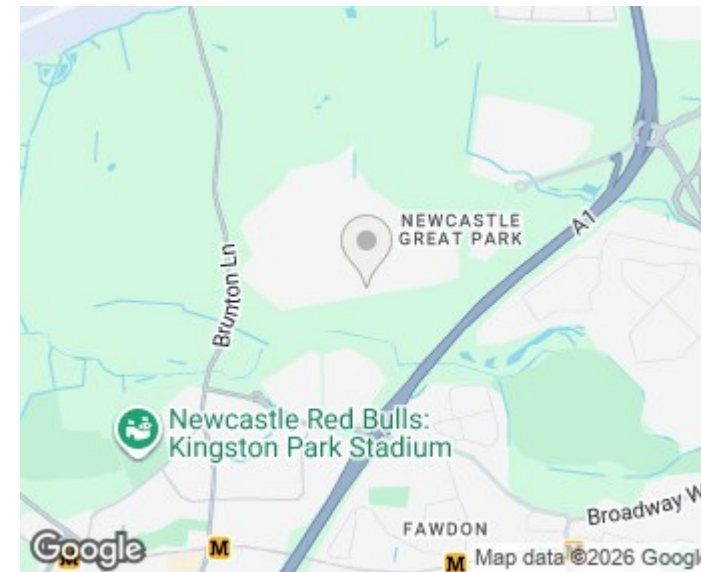
COUNCIL TAX BAND : E

EPC RATING : C



Total area: approx. 130.6 sq. metres (1406.1 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			85
(81-91) B			
(69-80) C		74	
(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 ₂) 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	