BRUNTON

RESIDENTIAL

ROSEDEN WAY, NEWCASTLE UPON TYNE, NE13

£260,000

BRUNTON
RESIDENTIAL

BRUNTON
RESIDENTIAL

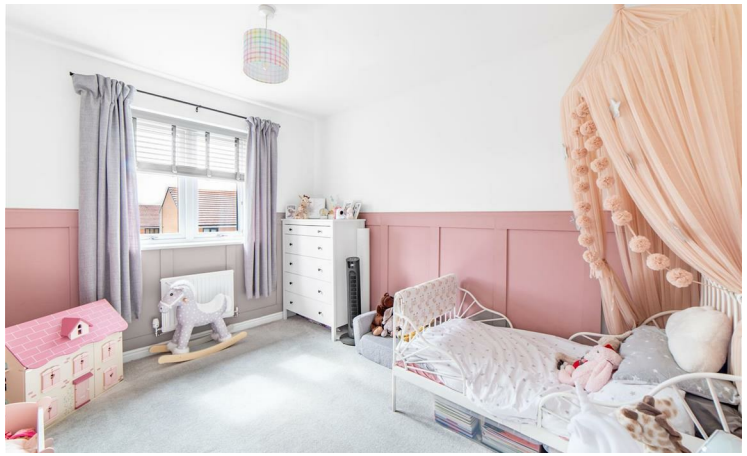
Modern three-bedroom semi-detached home on Roseden Way in Great Park, Newcastle Upon Tyne, offering well-presented accommodation with thoughtful upgrades.

The property has been carefully enhanced to provide a stylish and practical family home, with the upgraded kitchen and impressive media wall adding a contemporary finish to the main living spaces. The converted section of the detached garage is a particularly versatile addition, offering a fully insulated and electrified room that could suit a variety of uses, whilst the generous south-facing garden provides excellent outdoor space and plenty of potential to create a bespoke garden.

Roseden Way is situated within the popular Great Park development, providing convenient access to local shops, schools and everyday amenities. The area is well connected to Newcastle Upon Tyne and the surrounding region, with good road links providing access towards the city centre and wider Tyne and Wear area.

BRUNTON

RESIDENTIAL



BRUNTON
RESIDENTIAL

The internal accommodation comprises: a welcoming entrance hallway with a useful storage cupboard, stairs rising to the first floor and access into the living room. The living room is a comfortable and inviting reception space, enhanced by a recently installed media wall with TV mounting point and an electric illuminated fireplace, creating an attractive focal point. A door to the rear of the room leads through into the kitchen and dining area. The rear of the property provides a useful understairs storage cupboard and a convenient downstairs WC before leading into the kitchen and dining space. The kitchen has been upgraded with an improved range of units, under-cabinet lighting, kickboard lighting and integrated appliances including a dishwasher and fridge-freezer. The dining area overlooks the rear garden, creating a practical and sociable space for everyday living and entertaining.

To the first floor, the landing provides access to all three bedrooms and the family bathroom. The main bedroom is a generous double and benefits from an en-suite shower room fitted with a walk-in shower, WC and wash hand basin. Bedroom two is another spacious double bedroom, whilst bedroom three is currently arranged as a nursery but could equally be utilised as a home office or child's bedroom. The family bathroom is fitted with a bath, WC and wash hand basin and is presented in good condition. A particularly useful enlarged loft hatch with pull-down telescopic ladders provides easy access to the loft, which has been partially boarded with raised boarding to one end, whilst the eaves have also been utilised for additional storage.

Externally, the property benefits from a driveway to the side providing off-street parking for two vehicles, together with an additional parking space to the front. The detached garage has been thoughtfully adapted, with the rear section converted into a fully insulated and electrified room with spotlights and an electric smart radiator, creating a versatile space suitable for use as a home office, gym or hobby room. Storage remains above this room via a loft hatch, whilst the front section of the garage provides excellent additional storage with power, lighting, an electric roller door and power points suitable for appliances. To the rear, the generous south-facing garden extends around the garage, creating a larger garden than many similar homes. Predominantly laid to lawn, the garden provides a versatile outdoor space and an excellent blank canvas for future landscaping

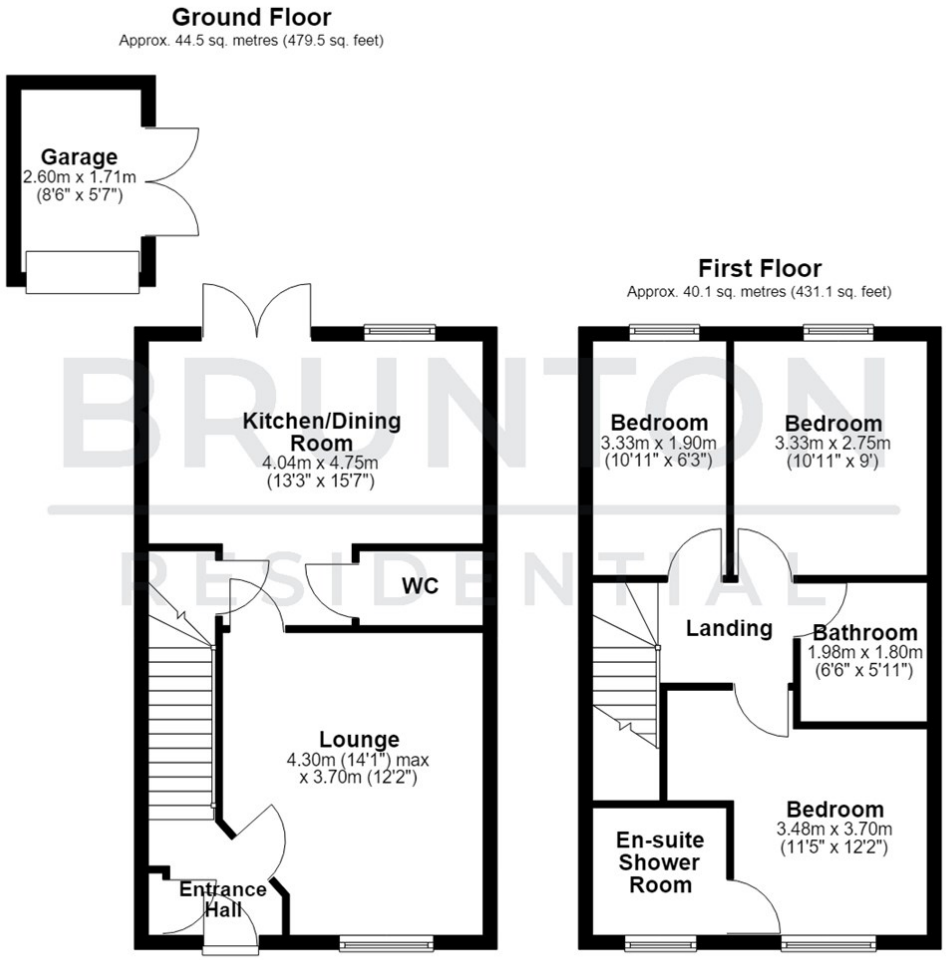
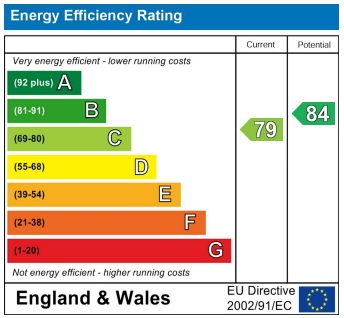
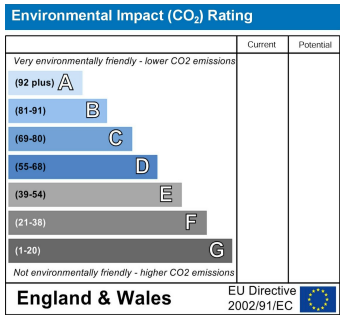
BRUNTON
RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : C



Total area: approx. 84.6 sq. metres (910.6 sq. feet)