

BRUNTON

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MAYNARD STREET, GREAT PARK, NE13

£250,000

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Beautifully presented three-bedroom semi-detached home on Maynard Street, offering a stylishly appointed interior, generous accommodation and a landscaped low-maintenance garden.

The property offers a well-planned layout with a spacious living room and a contemporary kitchen/diner, providing a stylish and practical space for everyday living, together with a convenient WC. Three further double bedrooms include a generous main bedroom with its own en-suite shower room, complemented by a family bathroom. Outside, the enclosed rear garden has been thoughtfully landscaped with extensive decking, artificial lawn and a raised planter, creating an attractive and low-maintenance outdoor space. To the front, the block-paved frontage provides off-road parking alongside the integral garage.

Set within Newcastle Great Park, Maynard Street is well placed for everyday amenities and family life. Brunton First School is nearby, with Great Park Academy and Gosforth Academy also within easy reach. Local facilities include Great Park Community Centre, Morrison's and One Stop, with bus services available from Roseden Way and surrounding roads. The setting offers convenient access towards Gosforth and Newcastle upon Tyne, making this an appealing home for families and professionals seeking well-connected accommodation in a popular residential area.

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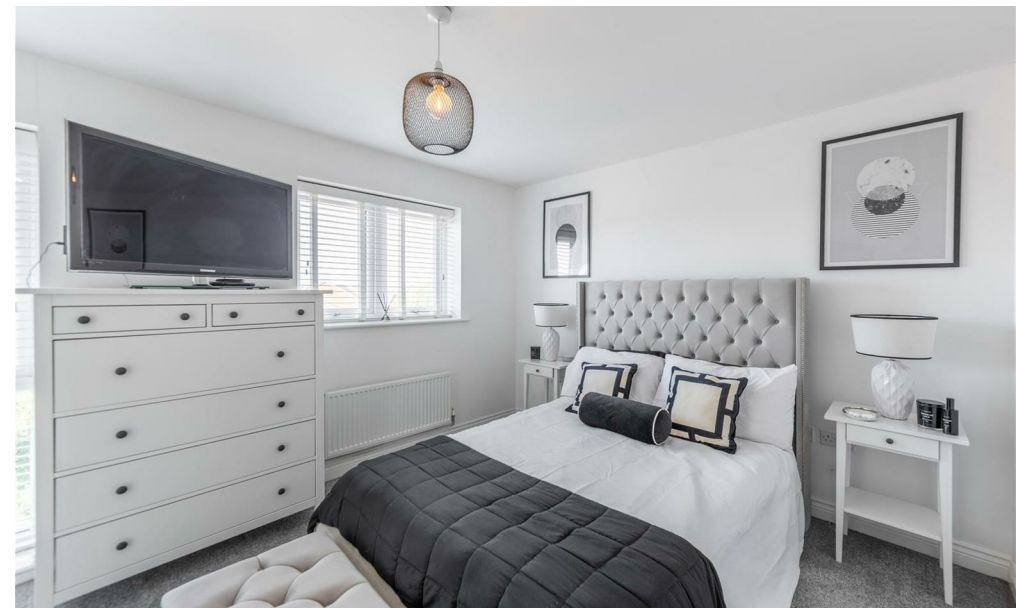
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The internal accommodation comprises: an entrance hall with wood-effect flooring, a convenient WC, internal access to the garage and access to the kitchen/dining room. The contemporary kitchen is fitted with contrasting wall and base units, wood-effect work surfaces and integrated cooking facilities including a double oven, gas hob and stainless steel extractor. A stainless steel sink and drainer sit beneath a window, while the adjoining dining area provides generous entertaining space, with feature slatted wall panelling combined with marble effect and French doors opening onto the rear garden.

Stairs lead up to the first floor landing, with a useful storage cupboard and access to the spacious lounge and a double bedroom. The lounge is particularly well proportioned and naturally bright, with large windows, soft carpeting and a striking feature wall with timber-effect panelling. The double bedroom is generously proportioned, with a large window and further decorative wall panelling.

Stairs continue to the second floor, where there are two further double bedrooms, the family bathroom and access to the en-suite shower room. The main bedroom is generous, with large windows and its own en-suite, fitted with a glazed shower enclosure, wash basin and WC. The additional double bedroom is also well proportioned, while the family bathroom features contemporary full-height wall tiling, a bath with glazed shower screen, WC and wash basin, with wood-effect flooring.

Externally, the property is approached via a substantial block-paved frontage providing off-road parking and access to the integral garage. The enclosed rear garden has been designed for low-maintenance outdoor living, with extensive composite-style decking, artificial lawn and a raised linear planter finished with decorative stone. The garden also benefits from timber fencing, integrated outdoor lighting and dedicated seating areas.



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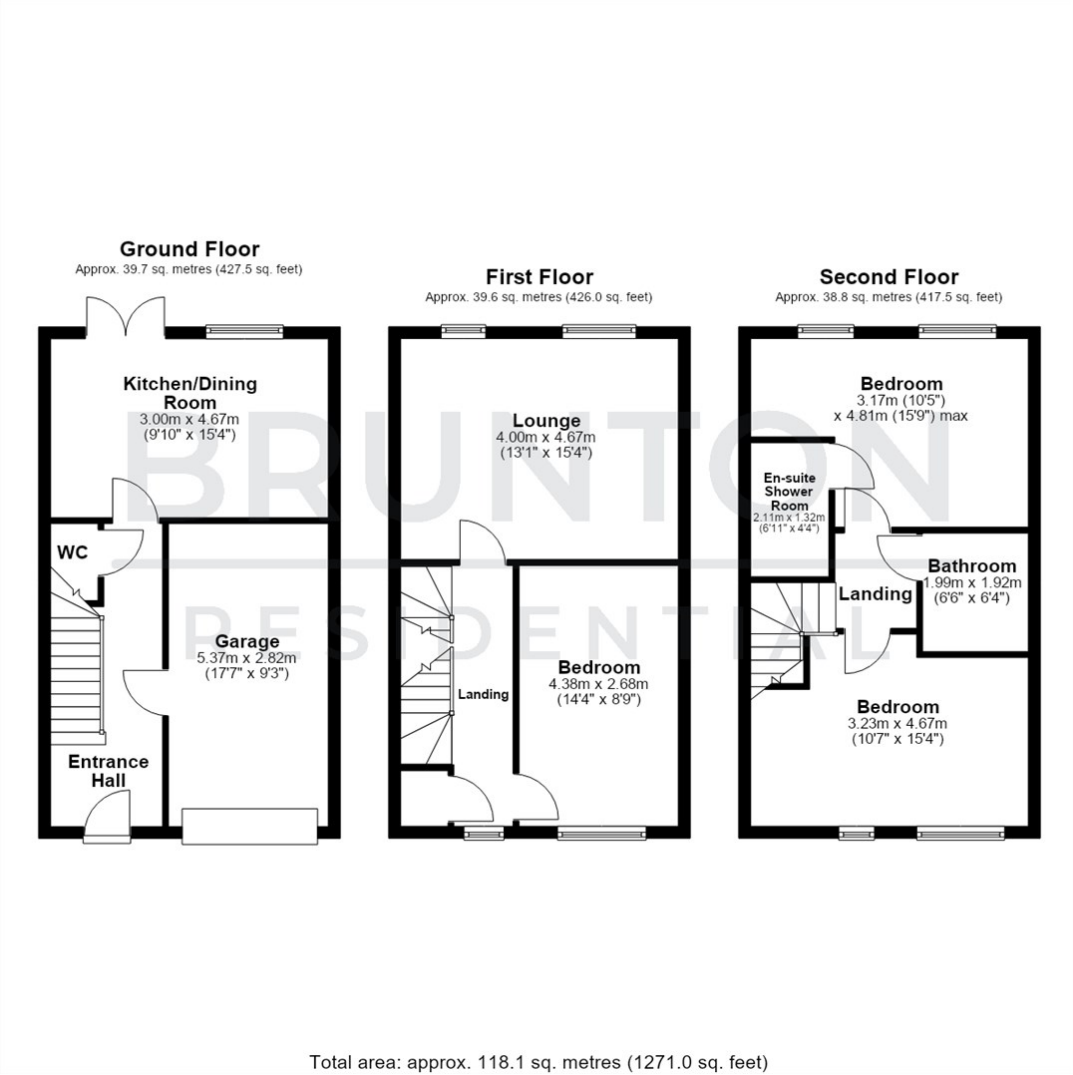
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TENURE : Freehold

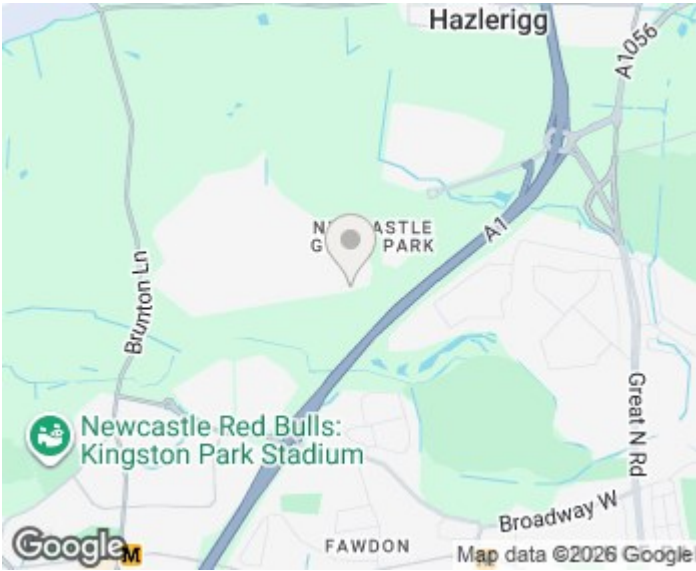
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : D

EPC RATING :



Total area: approx. 118.1 sq. metres (1271.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
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 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		
EU Directive 2002/91/EC		
England & Wales		