

# BRUNTON

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## RESIDENTIAL



**WESTLANDS, WEST DENTON, NE5**

**Offers Over £320,000**

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Immaculately presented and extended five bedroom semi detached home located on the popular Westlands, West Denton, offering spacious and versatile accommodation well suited to family living.

The property combines original character features, including bay fronted reception rooms, with modern updates and extensions that enhance both space and functionality. The layout offers two generous reception rooms, a well appointed kitchen and additional utility/office space, along with five well proportioned bedrooms. A Jack and Jill en-suite between the principal bedrooms adds a practical and desirable feature, complemented by a family bathroom. Externally, the property benefits from off street parking for multiple vehicles and a low maintenance rear garden designed for ease of upkeep and outdoor enjoyment.

The location provides convenient access to local amenities, well regarded schools and excellent transport links, with easy routes into Newcastle city centre and surrounding areas.

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The internal accommodation comprises: an entrance hallway with stairs leading up to the first floor landing. To the left hand side is the original lounge, a bright and inviting reception space featuring a forward facing walk in bay window. Beyond this is a generously proportioned dining room, larger than typically found on the street due to the property's position on a slightly larger plot, and also benefiting from a walk in bay window overlooking the rear garden. Positioned off the dining room is a well presented kitchen, which offers access out to the rear garden and provides a practical layout for everyday use. From the entrance hallway, to the right hand side, the property has been extended to create a versatile additional space, currently utilised as a utility room and home office, offering flexibility to suit a range of needs.

To the first floor, the landing provides access to the original three bedrooms and the family bathroom which benefits from under floor heating. The layout has been thoughtfully reconfigured to include a Jack and Jill en-suite between the two principal bedrooms, adding a modern and practical feature to the home. From a split level landing to the right hand side, there are two further well proportioned bedrooms, bringing the total accommodation to five bedrooms, all offering comfortable and flexible living space.

Externally, the property benefits from a driveway to the front providing off street parking for multiple vehicles. To the rear, there is a low maintenance garden featuring patio areas and artificial lawn, creating an attractive and usable outdoor space.



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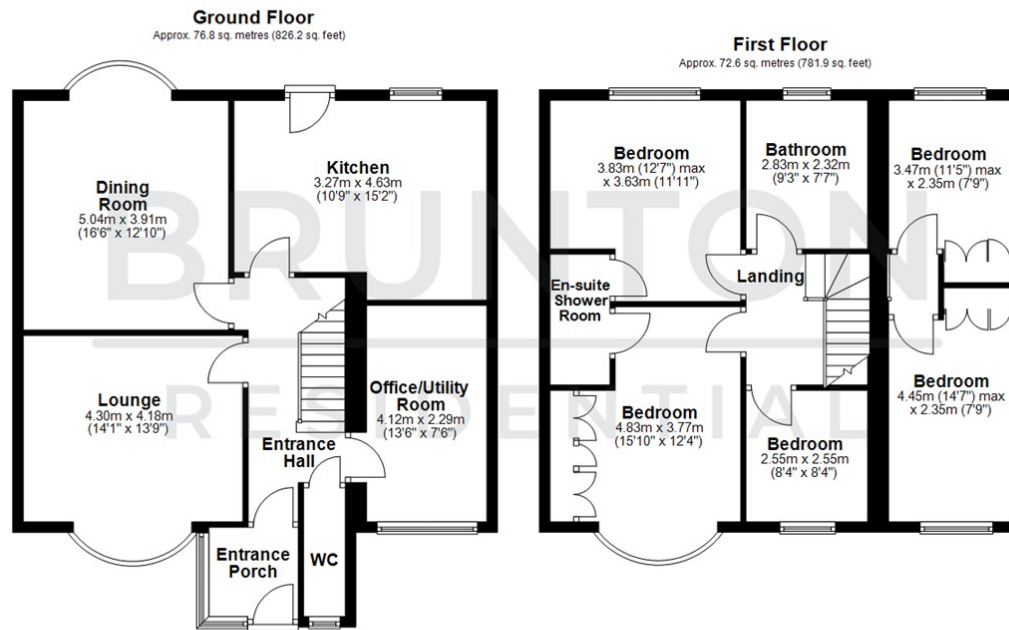
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

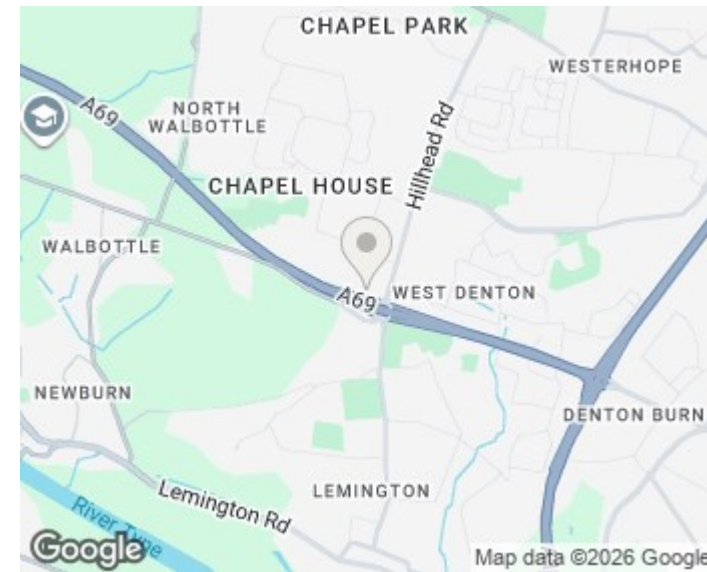
COUNCIL TAX BAND : C

EPC RATING : C



Total area: approx. 149.4 sq. metres (1608.1 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) <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 energy efficient - higher running costs			
		73	78
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	