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BRAMBLING PLACE, FIVE MILE PARK, NE13

Offers Over £290,000

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Beautifully presented, three-bedroom detached home occupying a generous corner plot on Brambling Place, Five Mile Park, overlooking Weetslade Country Park and offering upgraded accommodation throughout.

The property features a spacious dual-aspect lounge with French doors opening onto the rear garden, alongside a contemporary kitchen/diner with shaker-style units, a central island, integrated appliances and a separate utility room. Upstairs, the main bedroom benefits from an en-suite, with two further double bedrooms, a versatile fourth bedroom and a modern family bathroom. Outside, the enclosed rear garden offers lawned and paved areas, while a detached garage and driveway provide off-street parking.

Situated within the highly regarded Five Mile Park development, the property enjoys open views across Weetslade Country Park, offering scenic walks right on the doorstep. Excellent road links via the A1 and A19, regular bus services and nearby amenities in Wideopen, Gosforth and Kingston Park make this an ideal choice for families and professionals seeking a spacious home in a desirable setting.

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The internal accommodation comprises: an entrance hallway with stairs leading up to the first floor, a useful under-stairs storage cupboard and access to a convenient WC. The spacious kitchen/diner is fitted with contemporary shaker-style units, wood-effect work surfaces, an integrated oven, an induction hob with a striking glass extractor hood, recessed lighting and a central island, creating an excellent space for everyday living and entertaining. French doors open directly onto the rear garden, while a separate utility room provides additional worktop space, fitted storage and external access.

The generous lounge enjoys a dual aspect with a large front-facing window and French doors opening onto the rear patio, allowing plenty of natural light throughout the day. Beautifully presented with soft neutral décor, fitted carpeting and recessed lighting, it offers ample room for both seating and family living.

Stairs lead to the first-floor landing, which includes a storage cupboard and provides access to three bedrooms and the family bathroom. The main bedroom benefits from a contemporary en suite shower room, while the second bedroom is another well-proportioned double. The third bedroom offers flexibility as a child's room, guest bedroom or home office. The family bathroom is finished with modern tiling and comprises a bath with shower attachment, pedestal wash basin and WC.

Externally, the property enjoys a lawned front garden with pathway access to the entrance. The enclosed rear garden has been thoughtfully landscaped with generous lawned areas, paved seating spaces, brick and timber fenced boundaries, and gated access to the driveway. A detached garage and off-street parking complete the outside space, with the property also enjoying an attractive position overlooking Weetslade Country Park.



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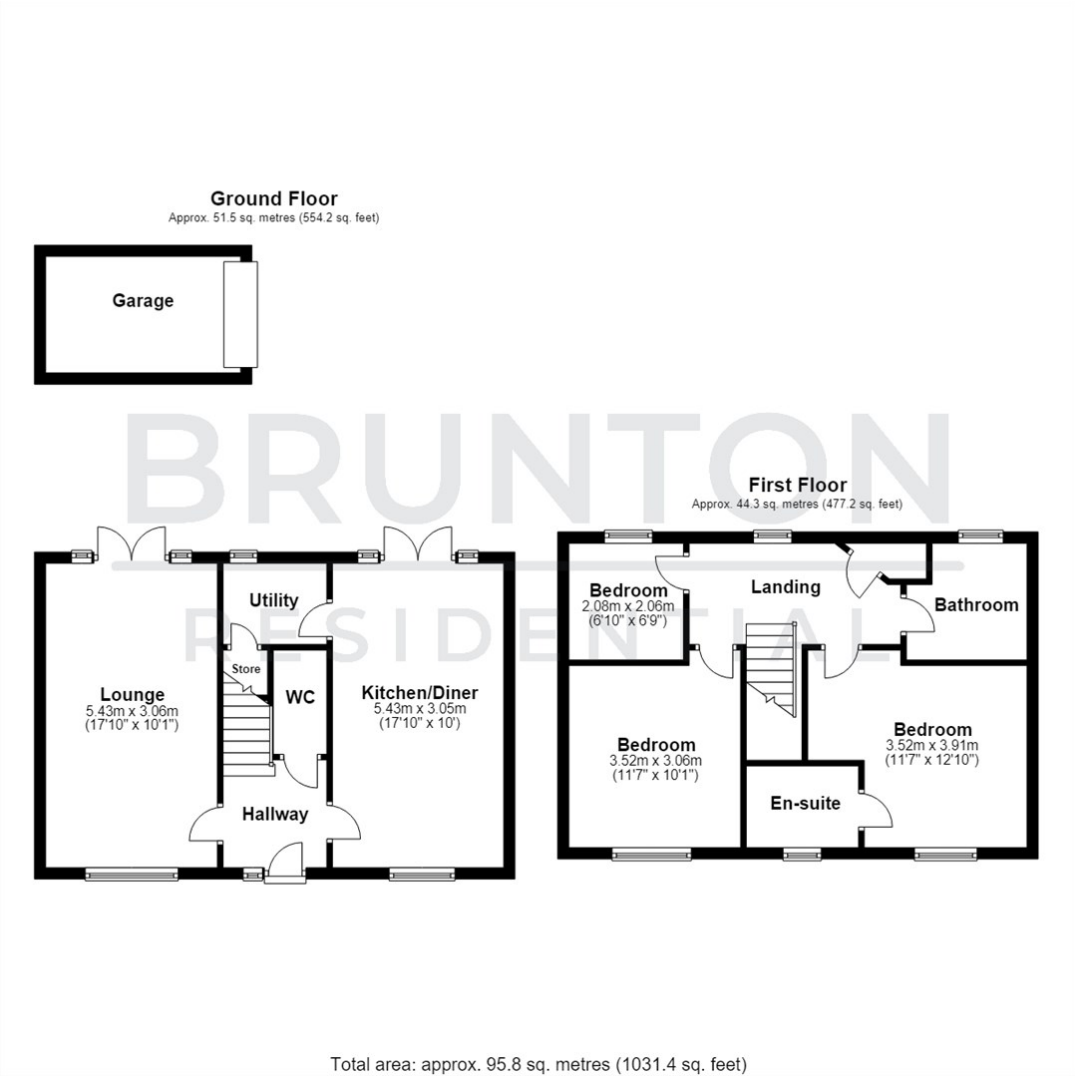
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TENURE : Freehold

LOCAL AUTHORITY : North Tyneside CC

COUNCIL TAX BAND : C

EPC RATING :



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		
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		