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SWINHOLE ROAD, GREAT PARK, NE13

£425,000

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Beautifully presented four-bedroom detached family home occupying a desirable position on Swinhoe Road within Great Park in Newcastle.

Arranged over three storeys, the property offers generous and versatile living accommodation including two reception rooms, a spacious kitchen and dining room, an impressive conservatory, a utility room and a convenient WC. The first floor hosts two well-proportioned bedrooms, with each room having access to en suite facilities and the main bedroom opening onto a sizeable balcony overlooking the garden. The second floor boasts a further two bedrooms as well as a family bathroom. Externally, the property benefits from driveway parking, a double garage and a west-facing, landscaped rear garden.

Located within a sought-after residential development, the property enjoys convenient access to a range of local shops, supermarkets and schools. Excellent road links provide straightforward journeys to Newcastle city centre, Newcastle International Airport and the A1, making the area particularly popular with commuters. Public transport connections, nearby green spaces, leisure facilities and retail destinations further enhance the appeal of the location. The combination of convenience, connectivity and family-friendly surroundings makes this an attractive setting for a wide range of buyers.

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The internal accommodation comprises: a welcoming entrance hallway with wood effect flooring, stairs leading up to the first floor, an understairs storage cupboard and access to the main reception rooms. To the left is an impressive dining room, featuring wood-effect flooring and large windows to allow light into the home, which flows seamlessly into the kitchen and utility room. The kitchen is beautifully appointed with a stylish range of wall and base units, attractive tiled splashbacks, and a range of integrated appliances including an oven and a hob with extractor above. The utility room provides additional fitted units, plumbing and sink facilities. Beyond the kitchen is a stunning conservatory extension overlooking the garden, creating a substantial additional living space. This versatile room is flooded with natural light through multiple skylights and French doors that lead into the garden.

To the right of the hallway a generous living room, perfect for both family living and entertaining beautifully presented with carpeted floors and pendant style lighting, natural light flows from the windows in the front of the room as well as from the rear, where French doors lead through to a sitting room overlooking the garden that creates an excellent extension to the main living room, while the multiple windows and French doors allow light pour through the home. Also on the ground floor of the home is a convenient WC that sits at the front of the house off of the hallway.

The first-floor leads to two well-proportioned bedrooms, fitted with their own en suite bathrooms/shower rooms. Both bedrooms are comfortable doubles, offering good levels of space and featuring plenty of storage with both rooms benefitting from two sets of fitted cupboards. The main bedroom is particularly impressive with French doors that open onto a private balcony overlooking the garden.

The second-floor boasts two further bedrooms, with both rooms being spacious and full of natural light and the room to the left benefitting from French doors opening onto a balcony looking over the front aspect of the house. A polished family bathroom sits between the rooms, featuring wall tiles over a modern bathtub as well as toilet and sink facilities.

Externally, the property enjoys a spacious double garage, with access at both the front of the house and through the garden, sitting behind a block-paved driveway, providing ample off-road parking to the front. The enclosed west-facing garden to the rear has been thoughtfully landscaped with a large lawn, a patio area, and well stocked planting areas creating a fantastic outdoor space that can be enjoyed for both relaxing and entertaining.



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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : F

EPC RATING : C

