

# BRUNTON

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RESIDENTIAL



**CONINGSBY CLOSE, WHITEBRIDGE PARK, NE3**

**Offers Over £595,000**

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Beautifully presented detached bungalow occupying a substantial and private plot within the highly sought-after Whitebridge Park development in Gosforth. Offering well-balanced accommodation throughout, the property combines spacious reception rooms, three double bedrooms and impressive outdoor space.

A particular highlight is the extended open-plan kitchen, dining and family room, featuring vaulted ceilings, Velux rooflights, a central island, integrated appliances and French doors opening onto the rear garden. The principal bedroom benefits from fitted wardrobes and an en-suite shower room, whilst a luxurious four-piece family bathroom serves the remaining bedrooms.

Coningsby Close occupies a desirable position within Gosforth, one of Newcastle's most sought-after residential areas. The property is conveniently located for local shops, supermarkets, cafés and leisure facilities, whilst highly regarded schooling is available nearby. Excellent transport links provide easy access to Newcastle city centre, the A1, Newcastle International Airport and the wider region.

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The internal accommodation comprises: a welcoming entrance hallway providing access to all principal rooms. The lounge is positioned to the front of the property and is a particularly generous reception room, enhanced by a large bay window that floods the space with natural light. Double doors lead through to the dining room, creating an excellent flow for both everyday living and entertaining. To the rear, the property opens into an impressive extended kitchen and family space, undoubtedly the heart of the home. The kitchen is fitted with an extensive range of quality wall and base units, complemented by granite work surfaces, integrated appliances and a central island providing additional preparation and seating space. Vaulted ceilings with Velux rooflights, together with French doors opening onto the rear patio, create a bright and inviting environment with lovely views across the garden. A useful utility room is positioned off the kitchen and provides additional storage and laundry facilities.

The bedroom accommodation is situated within a separate wing of the bungalow, creating a practical degree of privacy from the living areas. The principal bedroom benefits from fitted wardrobes and a stylish en-suite shower room, whilst the remaining two double bedrooms are both well-proportioned and enjoy pleasant outlooks over the gardens. The family bathroom has been beautifully appointed with a contemporary four-piece suite incorporating a freestanding bath, walk-in shower, wash hand basin and WC.

Externally, the property occupies a superb plot at the head of a quiet cul-de-sac. To the front, a sweeping driveway provides extensive off-street parking and leads to a detached double garage. The rear garden is a particular feature, offering a substantial lawn, mature trees and established planting that provide an excellent degree of privacy. A generous paved patio extends across the rear elevation, creating an ideal space for outdoor dining, entertaining and enjoying the peaceful surroundings.



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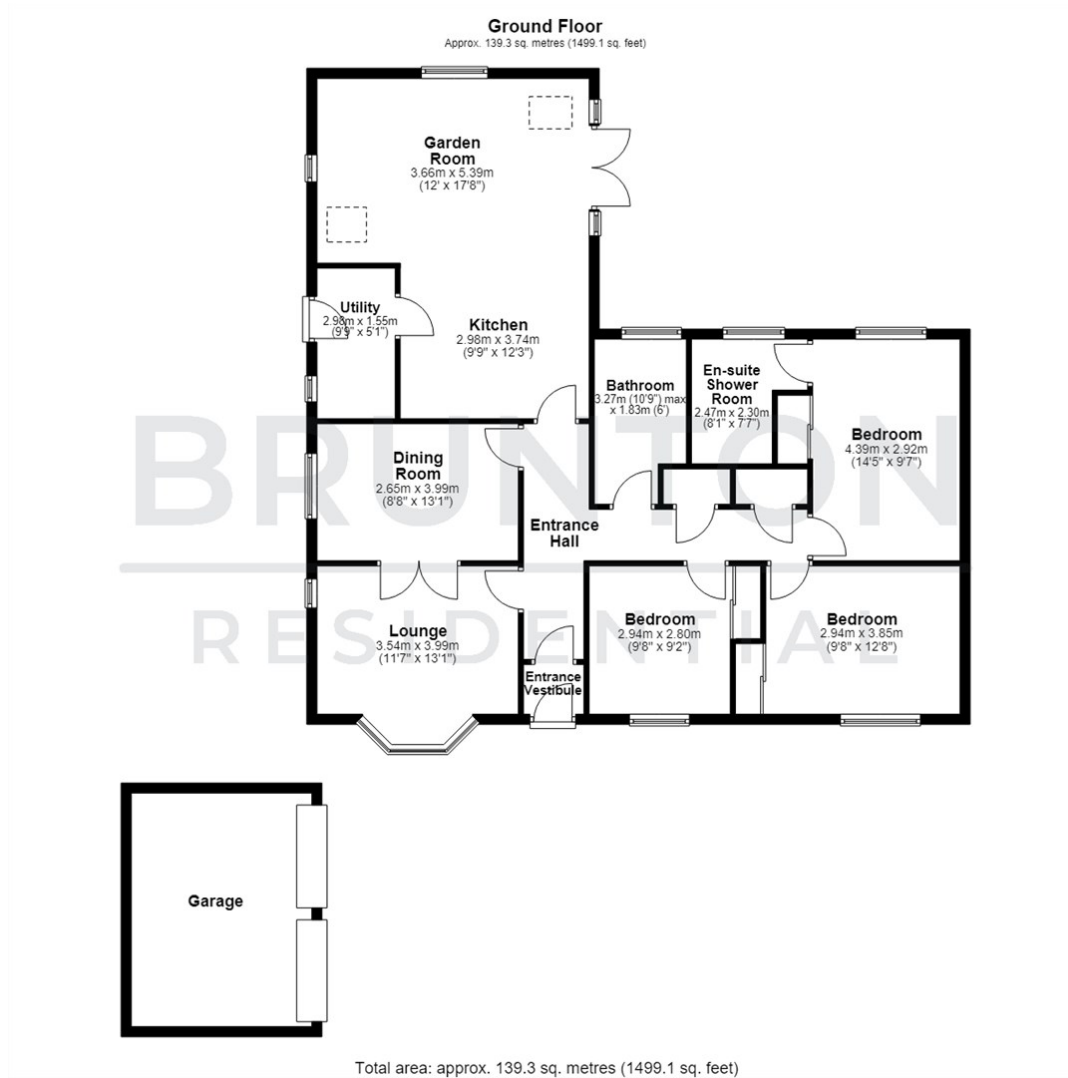
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : F

EPC RATING : D



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			
		66	79
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	