BRUNTON
RESIDENTIAL

LYNEMOUTH WAY, NE13

Offers Over £400,000

BRUNTON
RESIDENTIAL

OLD HABITS DIE SCREAMING

BRUNTON
RESIDENTIAL

Beautifully presented five-bedroom detached family home on Lynemouth Way, offering spacious accommodation, contemporary interiors, and versatile living space, ideal for modern family life.

The accommodation includes an impressive open-plan kitchen, dining and lounge with fitted units, breakfast bar, and French doors opening onto the enclosed rear garden. A versatile study offers the flexibility to be used as a snug, while two en-suites, a family bathroom, and a ground floor WC provide excellent practicality for growing families. The detached garage has been adapted into a flexible gym and workspace.

Situated within a sought-after modern development in Great Park, the property enjoys excellent access to local shops, cafés, supermarkets, schools, and scenic green spaces. Newcastle International Airport, the A1, and regular transport links are all close by, making commuting straightforward, while Newcastle city centre is easily reached for a wider range of shopping, dining, and leisure facilities. Offering generous living space in a well-connected location, this home is perfectly suited to families and professionals seeking both comfort and convenience.

BRUNTON

RESIDENTIAL

BRUNTON
RESIDENTIAL

The internal accommodation comprises: an entrance hall with wood effect flooring, a convenient WC beneath the stairs, and a well-proportioned home study overlooking the front elevation. From the hallway, there is access into an impressive open-plan kitchen, dining and lounge area. The contemporary kitchen is fitted with high gloss units, complementary work surfaces, a range style cooker with stainless steel splashback and extractor hood, integrated wine storage, recessed lighting, and ample preparation space. The dining area flows effortlessly into the lounge, while French doors open directly onto the rear garden.

The generous open plan living space is beautifully presented and filled with natural light, creating an ideal setting for both everyday family life and entertaining. Wood effect flooring continues throughout, with a stylish breakfast bar providing additional seating and defining the kitchen area. The study offers excellent flexibility for home working or a variety of other uses.

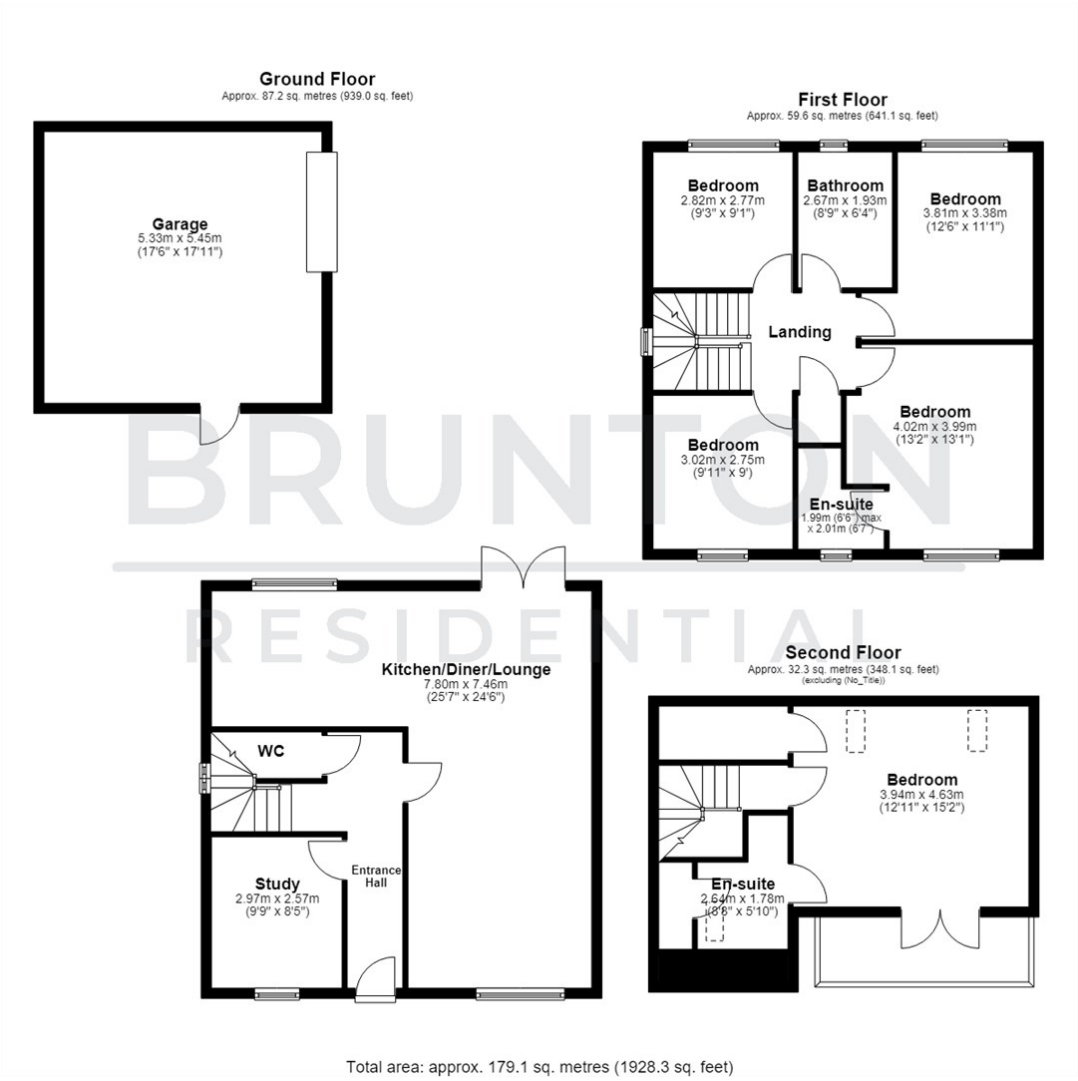
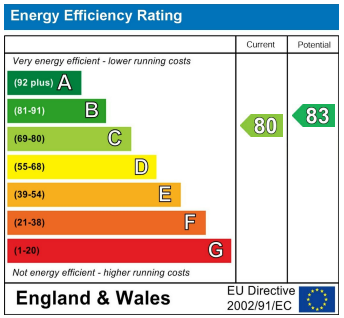
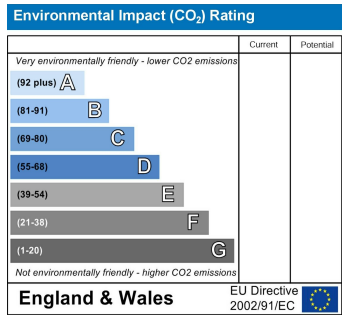
Stairs lead up to the first floor landing, which benefits from built-in storage and provides access to four well-proportioned bedrooms and the family bathroom. One of the bedrooms enjoys the advantage of an en-suite shower room. A further staircase leads to the second floor, where the spacious master bedroom occupies the entire level, featuring a contemporary en-suite, generous proportions, and French doors opening onto a private balcony.

Externally, the property enjoys an attractive frontage, while to the rear there is a fully enclosed south facing garden with an extensive porcelain paved patio, a pergola seating area, a lawn, and gated access. A detached garage provides excellent versatility, currently arranged as a gym and workspace, offering superb potential for a variety of uses, alongside a private drive way for 2 cars.

BRUNTON
RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : F

EPC RATING : C