



4 Bedroom Semi-Detached

East Brunton Wynd, Newcastle Upon Tyne

£750,000



- Character property
- Four bedrooms
- Four bathrooms
- Oak under floor heating
- Impressive 26ft living room with vaulted
- Stunning open-plan kitchen
- Private courtyard setting with excellent
- Beautifully landscaped west-facing rear
- Driveway parking for two vehicles



4 Bedroom Semi-Detached

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East Brunton Wynd, Newcastle Upon Tyne, NE13 7BR

The accommodation briefly comprises: a welcoming entrance hallway, an impressive 26ft living room with vaulted ceiling, a spacious open-plan kitchen with family and breakfast area, and a separate utility room. To the ground floor there is a principal bedroom suite with dressing area and en-suite, a further bedroom can be utilised as a dining room, and a family bathroom/WC. To the first floor are two generous double bedrooms, both benefiting from en-suite facilities. Externally, the property offers a driveway to the front, a single garage, and a beautifully landscaped west-facing rear garden, with additional access via a private rear lane.

This superb family home further benefits from underfloor heating throughout the ground floor, double glazing, a single garage, and well-maintained landscaped gardens.

Accessed via an attractive stone-pillared entrance into East Brunton Wynd, the property is tucked away within a private courtyard setting, occupying a desirable westerly position that offers a high degree of privacy. To the front, a block paved driveway provides off-street parking for two vehicles and leads to a glazed entrance door.

A wrought iron gate to the side gives access to the rear garden, which is enclosed by a trellised fence boundary. The garden itself has been thoughtfully landscaped, featuring a raised decked seating area enjoying a sunny westerly aspect, alongside a well-maintained lawn with mature planting and established borders. A further gravelled patio area provides additional space for outdoor seating and relaxation, all complemented by open, leafy surroundings.

To the side of the garden, a gate leads out to the rear lane of East Brunton Wynd, offering a right of access to the property.

Location

Situated within the highly regarded Melbury development on Newcastle Great Park, East Brunton Wynd enjoys a peaceful, semi-rural feel while remaining exceptionally well connected to Gosforth and the wider city. The area is known for its attractive mix of modern and executive homes, green open spaces and strong community atmosphere, making it particularly popular with families.

Melbury benefits from easy access to local amenities including the growing Great Park Town Centre, with a range of shops, cafés, a pharmacy and everyday conveniences, as well as nearby Kingston Park Retail Park. Excellent transport links are close by, with the A1 and public transport routes providing straightforward access into Newcastle city centre and beyond.

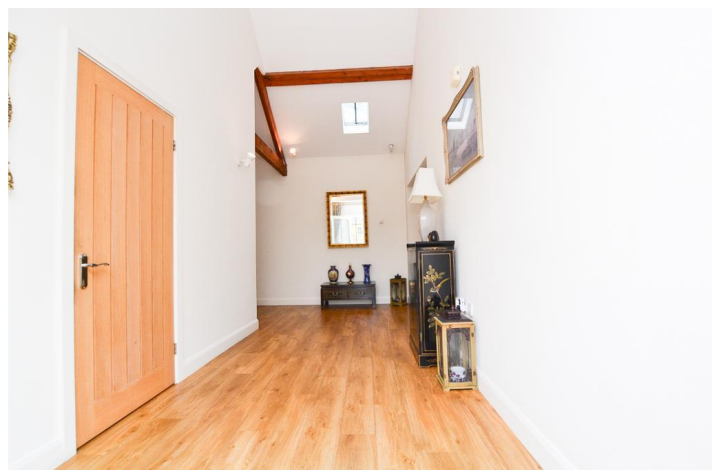
The location is especially sought after for its proximity to well-regarded schools. Locally, Great Park Academy and Havannah First School serve the immediate area, while Gosforth remains one of the region's most desirable school catchments. Families often look to Gosforth Academy alongside Gosforth Central Middle School and Gosforth East Middle School, all of which are well regarded and contribute to the area's ongoing popularity.

Surrounded by green spaces, nature areas and walking routes, including nearby parkland and nature reserves, Melbury offers a perfect balance of countryside living with city convenience making it an ideal setting for modern family life.

Property Description

Ground Floor

Entrance hallway - A bright and welcoming entrance hallway, beautifully presented with a clean, contemporary finish. The space is enhanced by crisp white walls and warm oak wood flooring with underfloor heating that runs seamlessly throughout, creating a sense of flow and openness. A vaulted ceiling with exposed timber beams adds character and height, while a central skylight floods



the area with natural light.

The hallway offers a stylish first impression, with space for decorative furniture and features, including a console table and statement pieces that add personality. A solid wooden internal door sits to the side, and the layout leads effortlessly through to the rest of the home, setting the tone for the light, airy accommodation beyond.

living room - 26' 6" x 18' 4" (8.1m x 5.59m) An exceptional and beautifully proportioned living room, showcasing a stunning vaulted ceiling with exposed timber beams that create a striking architectural focal point. The space is flooded with natural light, thanks to an impressive full-height glazed wall and bi-fold style doors that frame uninterrupted views of the landscaped garden beyond.

Generous in scale, the room offers ample space for both relaxation and entertaining, with a versatile layout easily accommodating multiple seating areas. Soft neutral tones and plush carpeting enhance the sense of warmth and comfort, while the clean white walls reflect light throughout the space, adding to the airy, open feel.

The seamless connection to the outdoors is a real highlight, with the large glazed doors opening onto a decked seating area perfect for indoor-outdoor living during the warmer months. A bank of additional windows to the side further enhances the brightness, ensuring this is a light-filled and inviting heart of the home.

Kitchen/diner - 19' 5" x 13' 6" (5.94m x 4.14m) A striking and generously proportioned kitchen/diner, beautifully enhanced by a vaulted ceiling with exposed timber beams that add warmth and character to the space. The room offers an impressive sense of scale, perfectly suited to modern family living and entertaining.

The kitchen is fitted with a comprehensive range of contemporary units in a rich wood finish, complemented by light worktops and tiled flooring for a clean, practical finish. Integrated appliances



include double ovens, a gas hob with stainless steel extractor, and ample space for additional freestanding appliances, creating a highly functional cooking environment.

A large window and glazed door allow natural light to pour in, while also providing easy access to the outside. The layout offers plenty of room for a substantial dining table, making this an ideal social hub of the home perfect for both everyday living and hosting.

Utility room - 11' 1" x 6' 0" (3.4m x 1.85m) A well-appointed and practical utility room, fitted with a range of modern cream high-gloss units providing excellent storage. The space is designed with functionality in mind, featuring a worktop with inset sink and drainer, ideal for everyday household tasks.

There is plumbing and space for both a washing machine and tumble dryer, neatly integrated beneath the work surface, while additional tall cabinetry offers further storage for cleaning equipment and laundry essentials. Finished with oak wood flooring complete with underfloor heating and neutral décor, the room is both bright and easy to perfectly complementing the main kitchen and keeping laundry tasks neatly tucked away. Access to the loft space.

Bedroom One - 16' 7" x 12' 7" (5.08m x 3.84m) A spacious and beautifully presented ground floor bedroom, offering both comfort and practicality. The room is generously proportioned, easily accommodating a double bed along with additional bedroom furniture, while the soft neutral décor and plush carpeting create an inviting atmosphere.

Natural light flows in through twin windows, enhancing the bright and airy feel, while tasteful lighting and finishes add a touch of elegance. A particular highlight of this room is the adjoining dressing area, fitted with a comprehensive range of built-in drawers and storage, providing excellent organisation space.

The bedroom further benefits from a modern en-suite shower room.

Dressing area - 7' 6" x 5' 6" (2.31m x 1.7m) Featuring fitted triple wardrobes with both hanging space and shelving, recessed spot lighting, a drawer unit with integrated dressing table, and a frosted window to the front elevation allowing for natural light while maintaining privacy.

En-suite - 7' 8" x 6' 0" (2.36m x 1.83m) Comprising a corner shower enclosure, a "Villeroy & Boch" wall-mounted wash hand basin and an enclosed WC, this stylish en-suite is finished with contemporary fittings and full tiling to the shower area. Granite flooring with underfloor heating, a heated towel rail and a frosted window to the front elevation complete the space, making it ideal for use as a guest suite or convenient ground floor principal bedroom.

Bedroom four - 12' 7" x 7' 1" (3.84m x 2.18m) Currently utilised as a formal dining room, this versatile fourth double bedroom features a window to the front elevation and benefits from underfloor heating, offering both comfort and flexibility of use.

Bathroom - 7' 10" x 5' 6" (2.39m x 1.68m) A stylish and well-appointed bathroom/en-suite, finished to a high modern standard and featuring a quality "Villeroy & Boch" suite. The accommodation comprises a panelled bath with overhead shower and glass screen, a wall-mounted wash hand basin, and an enclosed low-level WC, all set against full-height tiling that enhances the light and contemporary aesthetic.

The room is further complemented by granite flooring with underfloor heating, a chrome ladder-style

heated towel rail, spot lighting, and an extractor fan. A large wall mirror adds to the sense of space and practicality, while the overall finish creates an elegant and functional bathroom, perfectly serving the ground floor bedroom.

First Floor

First floor landing - A bright and characterful first floor landing, enhanced by a vaulted ceiling with exposed timber beams that add warmth and architectural interest. The space is finished with quality oak flooring, providing both durability and a stylish, cohesive feel.

Natural light filters through, creating an inviting and airy atmosphere, while the landing offers access to the first floor accommodation. Clean white walls and simple décor further emphasise the sense of space, making this a pleasant and well-presented connecting area within the home.

Bedroom two - 13' 3" x 9' 8" (4.06m x 2.95m) A beautifully presented and generously sized second bedroom, featuring a charming vaulted ceiling with sloped eaves that add character and a cosy feel. The room benefits from excellent natural light via dual skylight windows, creating a bright yet tranquil atmosphere.

Fitted wardrobes run along one wall, providing ample hanging and storage space, while the layout comfortably accommodates a double bed and additional furniture. Finished with soft neutral décor and plush carpeting, this is a stylish and inviting bedroom, ideal for guests or family living.

En-suite - 9' 6" x 5' 8" (2.92m x 1.75m) A modern and stylish en-suite shower room, thoughtfully designed and finished with contemporary fittings. The space features a large walk-in shower enclosure with glass screen and tiled surround, complemented by a wall-mounted wash hand basin with mixer tap.

The room is fully tiled in a neutral palette with contrasting feature border, creating a clean and sophisticated look, while dark floor tiles add a striking finish. Additional benefits include a wall mirror, useful built-in storage shelving, and a Velux-style window allowing for natural light, enhancing the bright and airy feel of the space.

Bedroom three - 11' 3" x 9' 8" (3.45m x 2.95m) A bright and well-proportioned third bedroom, featuring a vaulted ceiling with sloping eaves that add charm and character. The room benefits from a Velux-style window, allowing natural light to pour in and create a light, airy atmosphere.

Fitted wardrobes are neatly integrated along one wall, providing excellent storage while maximising floor space. The room comfortably accommodates a bed and additional furniture, and is finished with soft neutral décor and plush carpeting, making it an ideal bedroom for family or guests.

En-suite - 9' 6" x 5' 4" (2.92m x 1.63m) A contemporary and well-finished en-suite shower room, featuring a spacious walk-in shower enclosure with glass screen and fully tiled surround. The suite is complemented by a wall-mounted wash hand basin with mixer tap, set beneath a framed mirror.

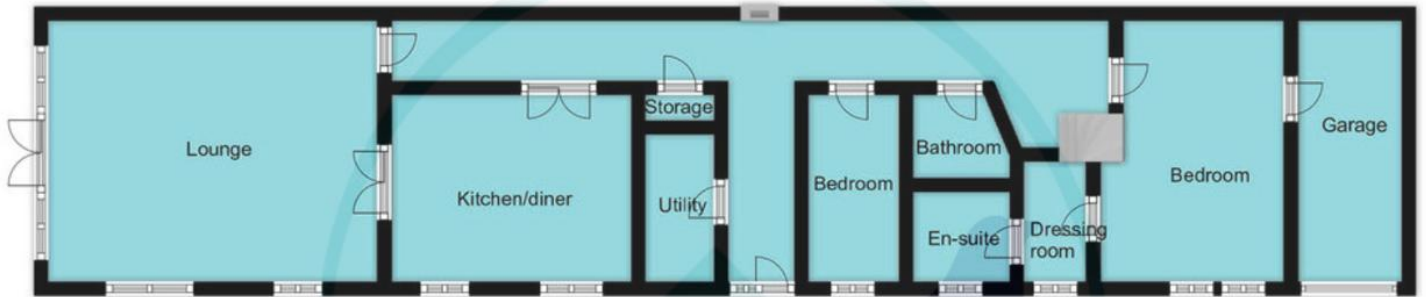
The room is attractively tiled in neutral tones with a contrasting feature border, creating a clean and modern aesthetic. Additional features include a chrome ladder-style heated towel rail, practical storage shelving, and a window allowing for natural light and ventilation. Finished with coordinating floor tiles, this is a stylish and functional en-suite space.





Floorplan(s)

East Brunton Wynd



BIRDHOUSE
PROPERTIES

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer: These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.