

**BRUNTON**  
RESIDENTIAL



**SAXTON GROVE, NEWCASTLE UPON TYNE, NE7**

Offers Over £315,000

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Well Presented Semi-Detached Family Home Offering Well Balanced Accommodation Arranged Over Two Floors. Boasting a Fantastic 18ft Open-Plan Re-Fitted Kitchen/Diner plus Useful Utility Room & Separate 16ft Reception Room with Bespoke Fitted Alcove Units, Three Well-Proportioned Bedrooms Including Master with Fitted Wardrobes, Great Re-Fitted Four-Piece Family Bathroom, Private Enclosed Landscaped Rear Gardens plus Off Street Parking & Garage!

This great, semi-detached family home is ideally situated on the highly sought after Saxton Grove, High Heaton. Saxton Grove, which is tucked just off from Stokeseley Grove and Melville Grove is ideally placed close to outstanding local schooling, and also provides easy access to The Freeman Hospital, the local shops and amenities on Newton Road, Paddy Freeman's Park and the delightful Jesmond Dene.

The property is also positioned just a short walk from David Lloyd Leisure Club and Armstrong Bridge providing a direct link by foot into Jesmond. Also located nearby is Heaton Road with its vibrant restaurant scene and cafe culture.

The property, which was purchased by the current family in 2019, has since undergone a complete transformation and has been re-modelled and refurbished throughout. This superb family home offers the perfect blend of modern and versatile living, perfectly placed over two floors.

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The internal accommodation comprises: an entrance hall with stairs to the first floor. To the left, the hallway gives access to a welcoming living room that benefits from a walk-in bay window and a striking media wall, and also benefits from bespoke fitted alcove units.

Double doors lead from the living room to the wonderful re-fitted open-plan kitchen-diner, fitted with a range of modern wall and base units and integrated appliances. The kitchen provides access to a useful utility room, which, in turn, provides access to the rear garden as well as the integral garage. There is ample space for dining furniture, and plenty of natural light, owing to rear-aspect windows and French doors leading out to the rear garden.

The first-floor landing provides access to three bedrooms, two of which are generous doubles. The principal bedroom to the front enjoys built-in wardrobes and a walk-in bay window overlooking the front of the property. A family bathroom serves this floor and features part-tiled walls and a modern four-piece suite, completing the upstairs accommodation.

Externally, there is a small lawn and a driveway that offers off-street parking to the front of the property, along with a useful EV charging point, leading to a single garage, while to the rear, a low-maintenance garden is enclosed with timber fencing and mature trees. The garden itself is laid mainly to lawn with a decked area for seating, offering the ideal space for everyday family life and entertainment.

Fully refurbished throughout and with gas 'combi' boiler and double glazing, this great family home simply demands an early inspection!



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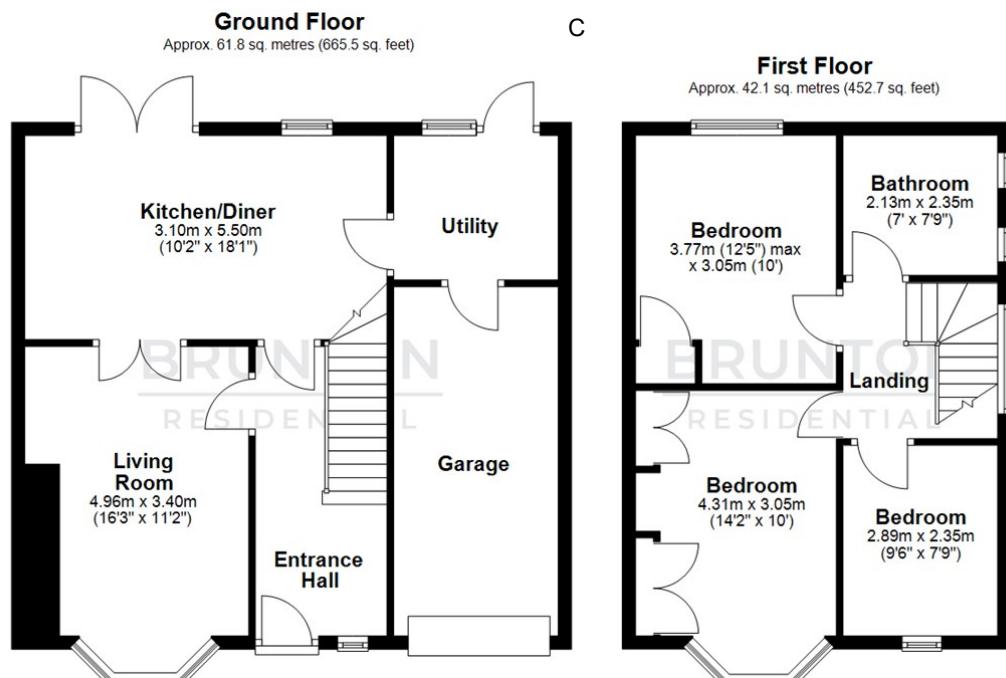
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : D



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	