

# BRUNTON

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RESIDENTIAL



**ESPERLEY AVENUE, GREAT PARK, NE13**

**Offers Over £325,000**

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This is a modern and beautifully presented four-bedroom townhouse offers spacious and flexible accommodation set over three floors, ideal for family living. The property benefits from a detached garage, driveway parking, and a private rear garden, combining style and practicality in a desirable residential setting.

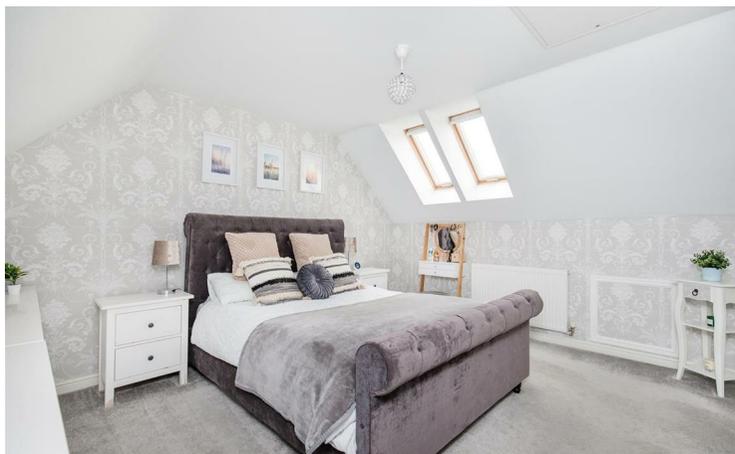
There is a welcoming entrance hall with stairs leading to the first floor and a bright front-aspect lounge with a bay window. To the rear lies an open-plan kitchen/diner featuring French doors opening onto the garden, fitted wall and base units, and integrated appliances. A useful utility room and ground-floor WC complete the ground level. The first floor offers three well-proportioned bedrooms, including bedroom two with a balcony and en-suite, while the top floor hosts a spacious master bedroom with built-in storage and its own en-suite shower room.

Esperley Avenue is ideally situated within a sought-after residential area, offering easy access to local shops, cafés, and schools. Excellent transport links connect the area to nearby towns and Newcastle city centre, making it convenient for commuters. Green spaces, parks, and local amenities are all within close reach, creating a perfect balance of comfort and accessibility.

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The internal accommodation comprises: a welcoming entrance hall with stairs leading to the first floor. To the left, a bright lounge features a front-aspect walk-in bay window. Further down the hallway is a convenient WC to the left, along with a useful under-stair storage cupboard to the right. At the end of the hallway is a wonderful open-plan kitchen/diner, that features a window and French double doors leading out onto the rear garden and providing lots of natural light. The kitchen/diner also enjoys a range of fitted wall and base units, providing ample work and storage space, along with integral appliances. From here, a useful utility room is accessed, which allows space for a washer and dryer.

Stairs lead to the first-floor landing, which provides access to three well-proportioned bedrooms. Bedroom two benefits from double doors opening onto a balcony, and an en-suite shower room with a three-piece suite. The remaining two bedrooms, both enjoying windows to the rear, are served by a well-appointed family bathroom comprised of a WC, washbasin and a shower over the bath.

Further stairs lead to the top floor, where the master bedroom is situated, benefiting from storage, an en-suite shower room and Velux windows.

Externally, the property benefits from a single detached garage and a driveway providing off-street parking alongside the West facing rear garden.



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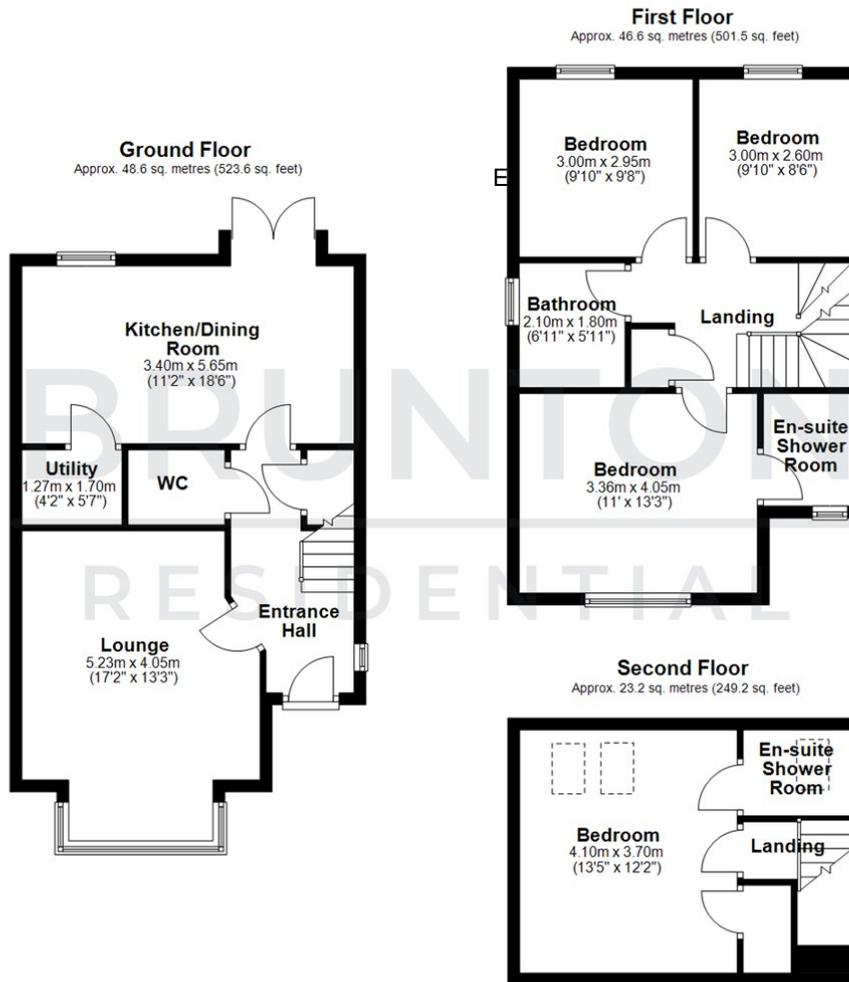
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : E

EPC RATING : C



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



Energy Efficiency Rating	
	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	
Current: <b>79</b>	Potential: <b>86</b>
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
	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>	
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