

# BRUNTON

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## RESIDENTIAL



**GATEKEEPER CLOSE, GREAT PARK, NE13**

**£279,950**

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Extended, detached three-bedroom family home offering spacious and versatile accommodation arranged over two floors, ideally suited to modern family living. The property benefits from bright living areas, a garden room extension, spacious bedrooms and attractive outdoor spaces.

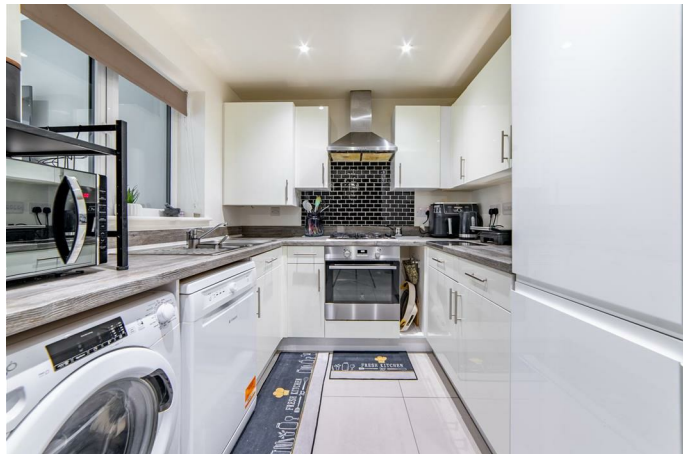
The accommodation includes a welcoming living room, an open-plan kitchen-diner and a light-filled garden room with Velux windows and French doors opening onto the rear garden. Upstairs, there are three well-proportioned bedrooms, with one benefiting from built-in wardrobes, an en-suite shower room and French doors leading to a balcony, while a modern family bathroom serves the remaining bedrooms, with additional storage completing the layout.

Gatekeeper Close is situated within a popular residential area of Great Park within Newcastle upon Tyne, offering convenient access to local shops, amenities and schooling. The location is well served by road links, providing easy access to Gosforth, the A1 and Newcastle city centre, making it an ideal choice for families and professionals alike.

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The internal accommodation comprises: an entrance vestibule that opens into a welcoming living room with a window facing the front of the property. From the living room, there is access to an internal hallway that has stairs to the first floor and a convenient under-stair WC. From the central hallway, there is a door leading to the open-plan kitchen-diner, which benefits from a range of fitted wall and base units, integrated appliances and a window into the conservatory. There is ample space for a dining table, as well as French doors leading out to the garden room extension, which enjoys multiple windows, including Velux windows, as well as French doors leading out to the rear garden.

The first-floor landing provides access to a convenient storage cupboard as well as three well-proportioned bedrooms, one of which benefits from built-in wardrobes and an en-suite shower room, along with French doors leading to a balcony. The remaining bedrooms are served by a well-appointed family bathroom, which has a three-piece suite including a bath with a shower over, as well as part-tiled walls.

Externally, to the front of the property, there is a lawned area and a driveway leading to the garage, providing off-street parking for one vehicle. To the rear of the property, a good-sized garden, laid mainly to lawn with paved patio areas, serves as the ideal space for entertainment and family life. The garden is enclosed with timber fencing, allowing for great privacy.



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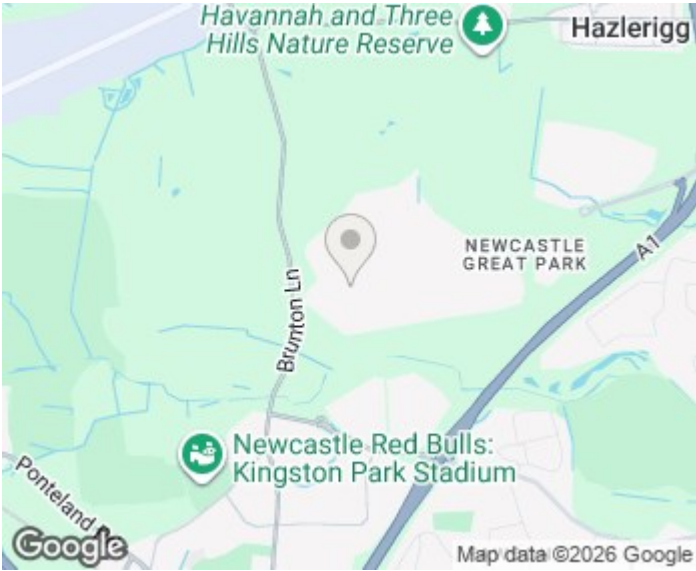
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : D

EPC RATING : C



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 91        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 79                      |           |
| (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 |           |