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BEAMINSTER WAY, NEWCASTLE UPON TYNE, NE3

Offers Over £299,999

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A rare opportunity to purchase a spacious semi-detached family home occupying a particularly attractive corner position and offers unusually generous accommodation, with four genuine double bedrooms alongside bright and naturally sunlit living spaces. The property has been thoughtfully improved with a range of modern upgrades, creating a comfortable, efficient and secure home ready to enjoy.

The ground floor centres around the impressive open-plan living and dining room, with underfloor heating and excellent natural light, while the extended kitchen provides excellent functionality alongside a useful shower room and an integrated garage. Further enhancements include upgraded high-efficiency radiators throughout the downstairs accommodation, a Nest smart heating system, privacy glazing to all downstairs rooms and the upstairs office, and a well-maintained Baxi combi boiler. A smart meter also provides convenient energy monitoring, while the CCTV system and exterior motion-sensor lighting add further security.

This family home is situated within one of the most attractive and popular corner plots in Kingston Park area of Newcastle, providing convenient access to a wide range of local amenities, schools and everyday facilities. The area is particularly well connected for commuters, just off the A1, with excellent road and transport links providing access to Newcastle city centre, Newcastle International Airport and the wider North East.

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The internal accommodation comprises: a welcoming entrance hallway with stairs to the first floor and access to the principal living spaces. To the right is a spacious open-plan living and dining room spanning the full depth of the property, benefiting from dual aspects, excellent natural light and French doors opening directly onto the rear garden. Both the living and dining areas benefit from underfloor heating, creating comfortable and inviting spaces throughout the year. The kitchen is accessed from both the hallway and dining area and has been thoughtfully extended over part of the former garage, providing an excellent range of wall and base units, generous worktop space and ample room for everyday family living. The extended section incorporates a well-appointed shower room, while the remaining garage space provides useful storage. The kitchen also benefits from direct access to the rear garden.

To the first floor are four genuine double bedrooms, providing unusually generous bedroom accommodation for a property of this type. All four bedrooms benefit from newly installed blinds, while an upstairs office also provides useful flexibility for those working from home. A well-appointed family bathroom serves the bedrooms and benefits from an upgraded high-efficiency radiator.

Externally, the property occupies a well-sized corner position and benefits from a double-width driveway providing convenient off-street parking. Three solar-powered motion-sensor lights have been installed along the driveway, while a high-quality Swann four-channel CCTV system provides coverage to the front and rear of the property and can be expanded if required. To the rear is a generous enclosed garden with a substantial paved patio and large lawn, creating an excellent space for everyday family life, outdoor dining and entertaining.



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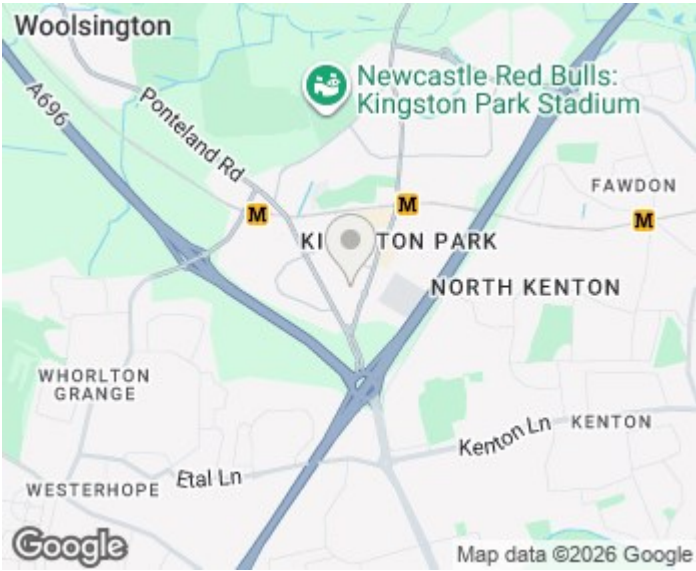
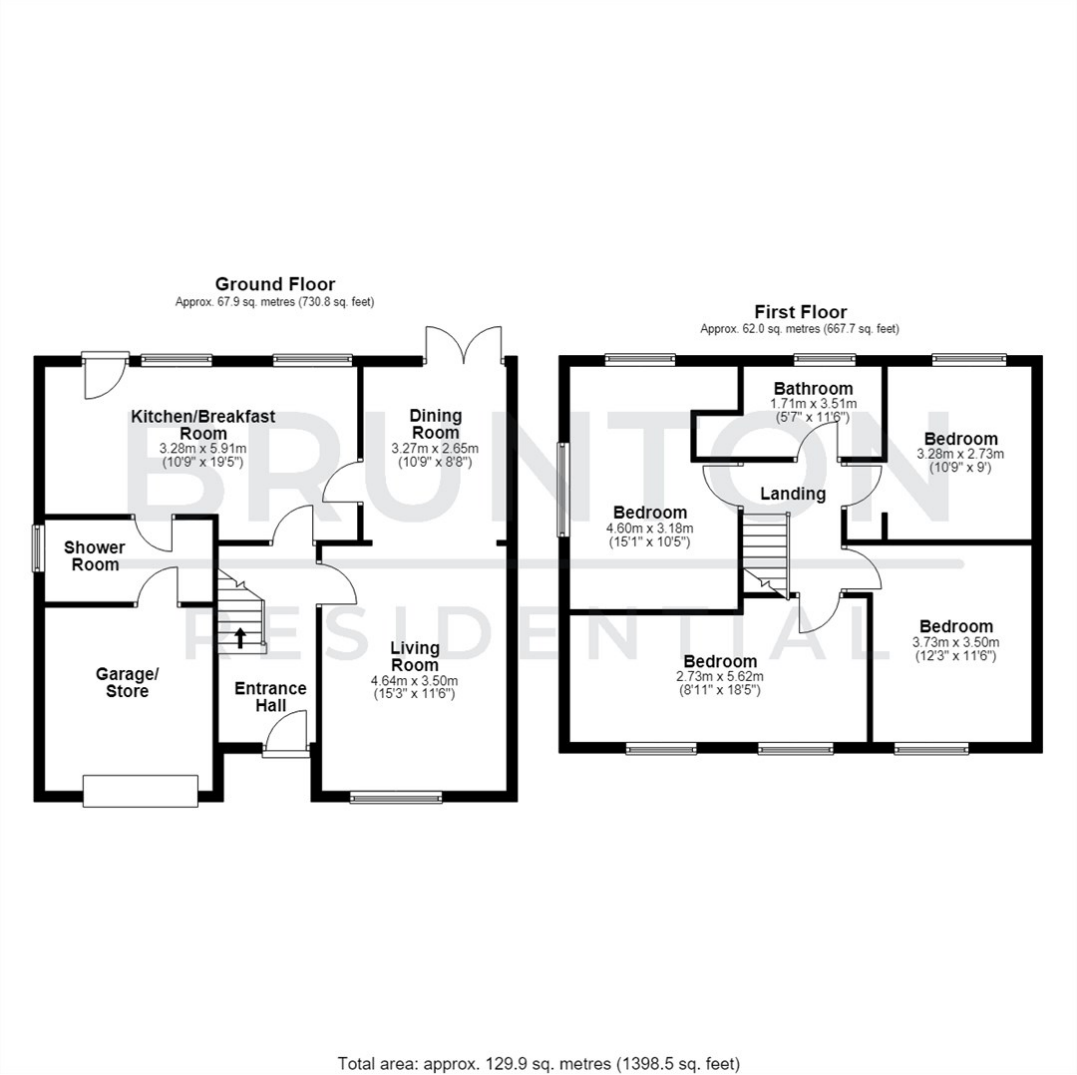
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : C



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	