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CAWBURN CLOSE, HAYDON GRANGE, NEWCASTLE UPON TYNE, NE7

Offers Over £315,000

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A superbly presented three-bedroom detached family home, arranged over two floors and totalling approximately 1,065 sq ft of well-appointed accommodation, situated in the highly desirable Haydon Grange development within the popular High Heaton area of Newcastle upon Tyne.

Entered via a welcoming porch and into a spacious entrance hall, the ground floor comprises a generous lounge measuring 12'6" x 13'3", a bright and comfortable space for everyday family living, alongside a separate dining room. The kitchen has been beautifully appointed with elegant sage green shaker-style wall and base units, complemented by warm oak worktops, classic subway tile splashbacks, integrated oven and microwave and attractive oak-effect flooring throughout. A convenient ground floor WC adds to the practicality of the layout, whilst the renovated garage provides excellent extra room and additional storage.

To the first floor, three well-proportioned bedrooms are served by a well-appointed family bathroom. The principal bedroom benefits from its own private en-suite shower room, a real luxury that sets this property apart from many others in the area.

Externally, the property benefits from an enclosed rear garden with paved areas, lawn and raised decking a wonderful space for families and entertaining throughout the warmer months.

Cawburn Close is ideally situated within the ever-popular Haydon Grange development in High Heaton, an area increasingly sought-after by families prioritising education, with excellent transport links and easy access to the city centre. Locally, residents benefit from a wealth of amenities including Sainsbury's Superstore, the Freeman Hospital and David Lloyd Leisure Centre, whilst the serene Heaton Park and Paddy Freeman's Park provide a calming retreat. The area is also well served by highly regarded schools including Jesmond Park Academy, and excellent bus links provide swift and convenient connections into Newcastle City Centre and the wider region.

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The internal accommodation comprises: an entrance hall with stairs leading to the first-floor landing and a useful understairs storage cupboard. Positioned to the front of the property is the lounge, which provides a comfortable and well-presented reception room with plenty of natural light. The lounge leads through via French doors into the dining room, creating a good flow between the two reception spaces. Positioned towards the rear of the property, the dining room benefits from further French doors opening directly onto the rear garden, providing an attractive connection between the indoor and outdoor spaces.

To the right of the dining room is the kitchen, which can also be accessed directly from the entrance hall. The kitchen is fitted with a good range of wall and base units, complemented by work surfaces and tiled splashbacks, with integrated appliances including an oven and microwave. A window overlooks the rear garden, providing plenty of natural light. Also accessed from the entrance hall is a convenient WC.

To the first floor, the landing provides access to three well-proportioned bedrooms and the family bathroom. The master bedroom benefits from its own en-suite shower room, while the remaining two bedrooms provide versatile accommodation for family members, guests or those working from home. The family bathroom is well presented and fitted with a bath, wash hand basin and WC, with attractive tiling and a window providing natural light.

Externally, the property benefits from an attractive enclosed rear garden, with paved patio areas, a neatly maintained lawn and a raised decking area providing a range of spaces for outdoor seating and entertaining. To the front, there is a driveway providing off-street parking, while an attached garage provides additional parking and storage.



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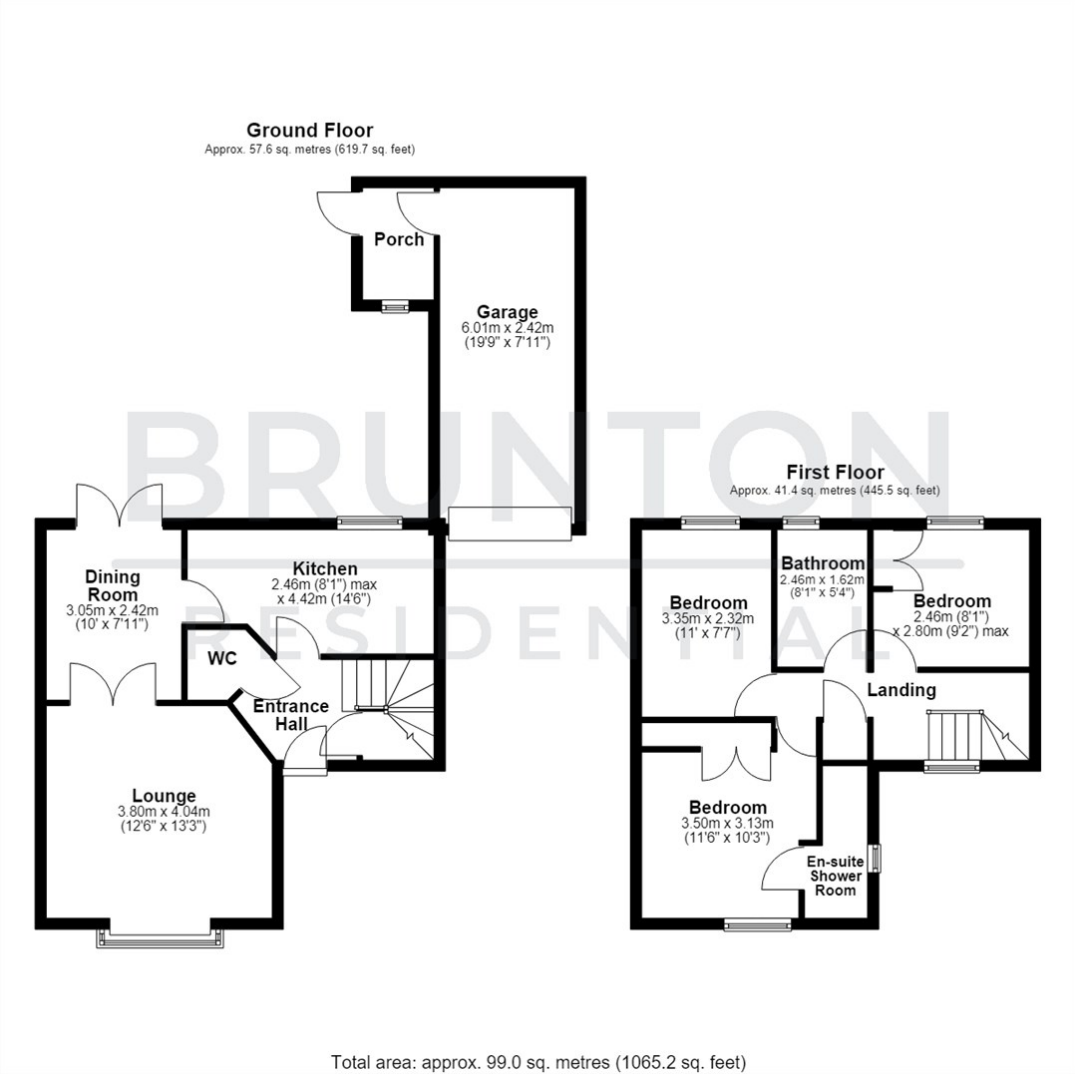
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : D

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		85	(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	