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MAPLE AVENUE, NEWCASTLE UPON TYNE, NE15

Offers Over £365,000

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Beautifully presented, four-bedroom detached family home on Maple Avenue, offering an exceptional open-plan kitchen, dining and family space, thoughtfully enhanced for modern living and entertaining.

The accommodation includes a bay-fronted living room and an open-plan kitchen, dining and family room with integrated appliances, French doors to the garden and a utility room. Upstairs are four bedrooms, including a main bedroom with an en suite, together with a modern family bathroom. Outside, the property benefits from a double driveway, garage storage and a landscaped rear garden with a porcelain patio, raised decking and a covered outdoor kitchen.

Situated within the sought-after Meadow Hill development in Throckley, Maple Avenue is close to well-regarded schools, shops, supermarkets and everyday amenities. Excellent links via the A69 and A1 provide easy access to Newcastle city centre, the Metrocentre, Newcastle International Airport and surrounding business parks. Nearby parks and open green spaces add to the appeal, making this an excellent choice for families and professionals seeking a move-in-ready home in a well-connected location.

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The internal accommodation comprises: a welcoming entrance hall with stairs leading up to the first floor, providing access to the living room and a convenient WC. To the rear, the home opens into an impressive open plan kitchen, dining and family area, finished with contemporary wood effect tiled flooring, gloss white fitted wall and base units, integrated double ovens, an integrated fridge freezer, gas hob with a stainless steel extractor, mirrored splashback and generous worktop space. French doors open onto the porcelain-tiled patio, while a separate utility room provides additional storage, worktop space and external access.

The reconfigured ground floor creates a spacious family seating area adjoining the kitchen, offering an ideal setting for modern living and entertaining. Recessed lighting, neutral décor and extensive glazing enhance the bright atmosphere throughout, while the separate living room enjoys generous proportions, a large bay window and a stylish finish.

Stairs lead up to the first-floor landing, providing access to all four bedrooms and the family bathroom. The main bedroom benefits from a well-appointed en suite with a walk-in shower and contemporary tiling. The remaining bedrooms are beautifully presented, with the second and third bedroom both featuring built-in wardrobes and served by a modern family bathroom featuring both a bath and a separate glazed shower enclosure.

To the front, the property offers a neatly maintained lawn, a double block paved driveway and access to the remaining section of the garage for useful storage. The enclosed rear garden has been thoughtfully landscaped with a generous porcelain-tiled patio, a well-maintained lawn, a raised decked seating area, brick boundary walls with timber fencing, and a bespoke covered outdoor kitchen complete with an integrated barbecue, preparation space and storage, creating an exceptional space for entertaining.



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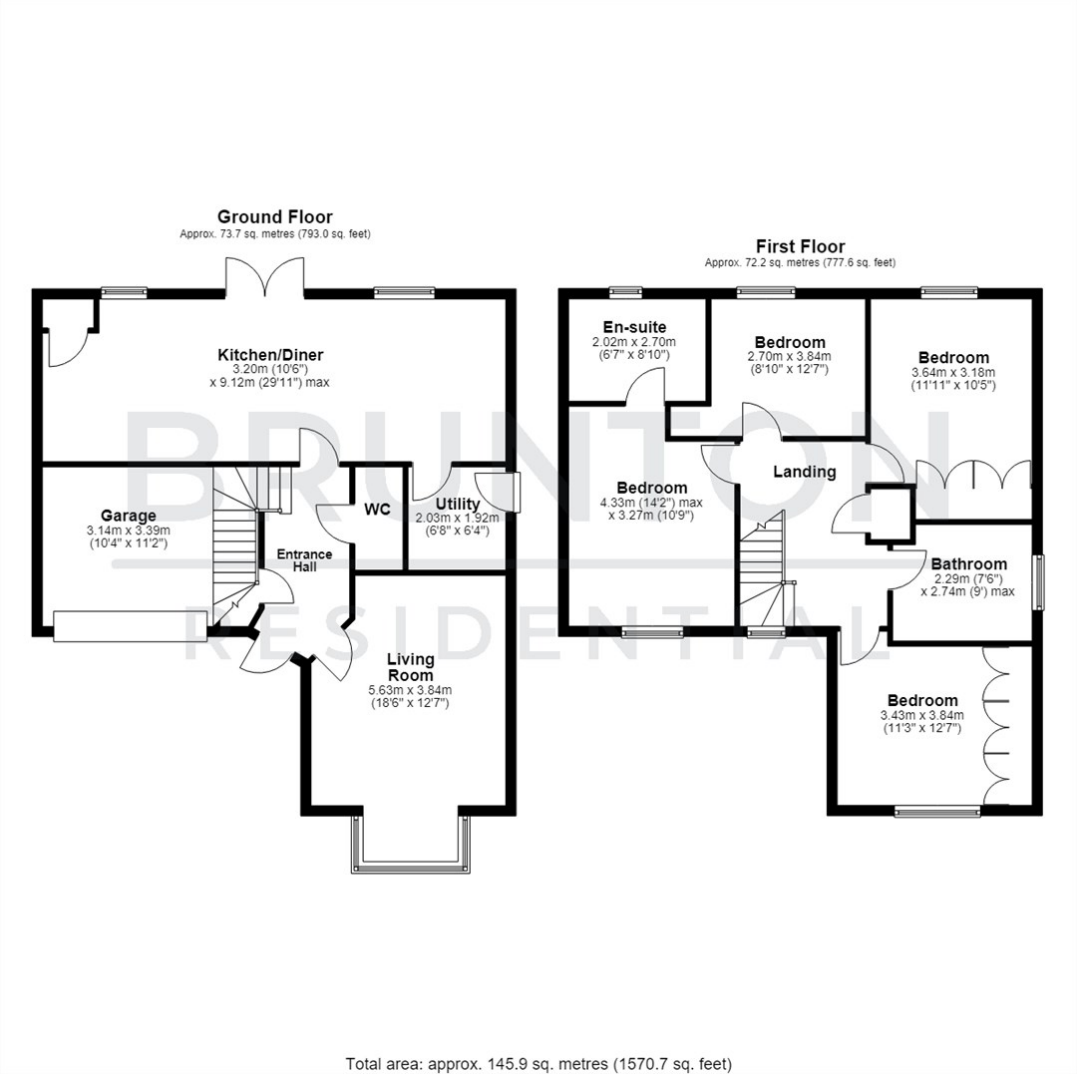
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : D

EPC RATING : B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC