

# BRUNTON

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## RESIDENTIAL



**OSPREY WALK, GREAT PARK, NE13**

**£1,500 PCM**

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**\*\*360 Virtual Tour\*\* Available Mid January 2026 - Rent £1,500pcm - 4 Bedroom Detached House  
- Garage with Driveway - Unfurnished - Large South West Facing garden - Very Popular Area - Call  
Now**

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Brunton Residential are delighted to offer this detached home located on Osprey Walk in Great Park. This home is in a great condition and is available with no upper chain.

Accommodation briefly comprises of; entrance hallway with access to; lounge with windows to front, a separate study/office, a kitchen/diner with French door access to rear gardens, utility room and WC.

The first floor offers a master bedroom with ensuite shower room, Bedrooms two, three and four and a family bathroom WC.

Externally there are gardens to the front with pathway access to the property while to the rear lies a lawned garden with a South Westerly aspect and gated access to the parking area.

A garage is positioned to the rear of the property which is accessed via an up and over door from a driveway providing off street parking.



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TENURE :

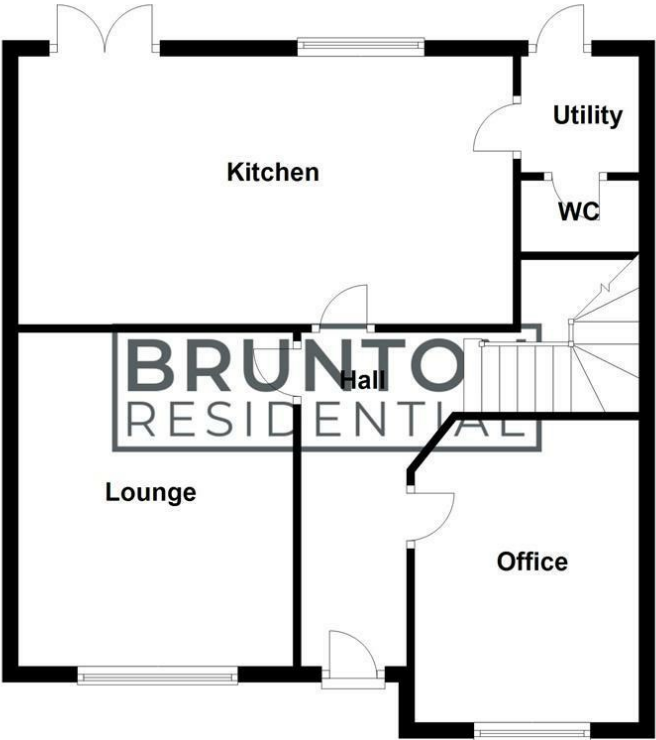
LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : D

EPC RATING : C

### Ground Floor

Approx. 64.5 sq. metres (693.8 sq. feet)

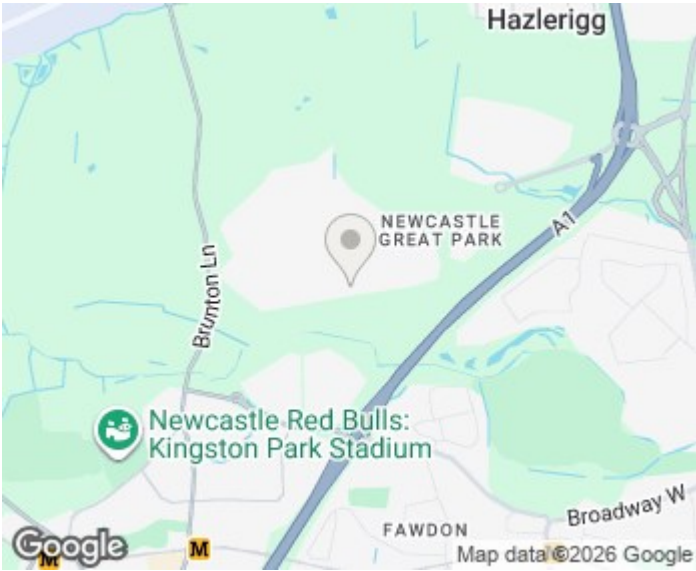


### First Floor

Approx. 62.6 sq. metres (673.3 sq. feet)



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



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         | 86        |
| (81-91) B                                   |         |           |
| (69-80) C                                   | 75      |           |
| (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                                                     |         | 84        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       | 73      |           |
| (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                                         |         |           |