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TULIP AVENUE, GREAT PARK, NE13

Offers Over £310,000

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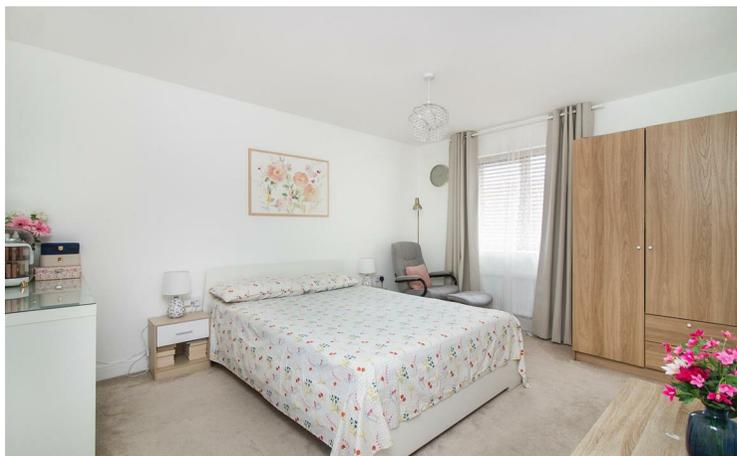
Well-Presented Detached Home with Four Well-Proportioned Bedrooms, Two Bathrooms, Ample Off-Street Parking & Large Enclosed West facing Rear Garden in a Sought-After Residential Area.

This property offers flexible living accommodation with four well-proportioned bedrooms and two bathrooms, including an en suite to the principal. The home also benefits from off-street parking for two vehicles and a large, enclosed rear garden—ideal for enjoying the outdoors.

Located at the head of a cul-de-sac, the property is well positioned for access to local schools, shops, green spaces, and excellent transport links to Newcastle and the wider region.

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The internal accommodation briefly comprises: Entrance vestibule with a storage cupboard to the left and access into a generous front aspect lounge, which features a staircase to the first floor and a front-facing window allowing in plenty of natural light.

From the lounge, you are led into a well-equipped kitchen/diner at the rear of the property, offering ample room for a dining table, a further storage unit, and French doors opening out to the rear garden. The kitchen is fitted with a range of wall and base units, integrated appliances including an oven, hob, and extractor fan, and enjoys a window overlooking the garden. There is also access to a ground floor WC..

To the first floor, the landing provides access to four well-proportioned bedrooms, including a principal bedroom which benefits from an en-suite shower room. A family bathroom serves the remaining bedrooms and is fitted with a bath, overhead shower, wash basin, and WC, and features wood-effect flooring. A storage cupboard is also located on the landing.

Externally, to the front, the property offers a driveway leading to an attached garage, providing ample off-street parking, along with a neat and well-maintained front town garden. To the rear is a generous West facing garden laid mainly to lawn with a paved patio seating area and fenced boundaries, offering a private outdoor space. The property still benefits from 8 years of NHBC warranty, for added peace of mind.



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TENURE : Freehold

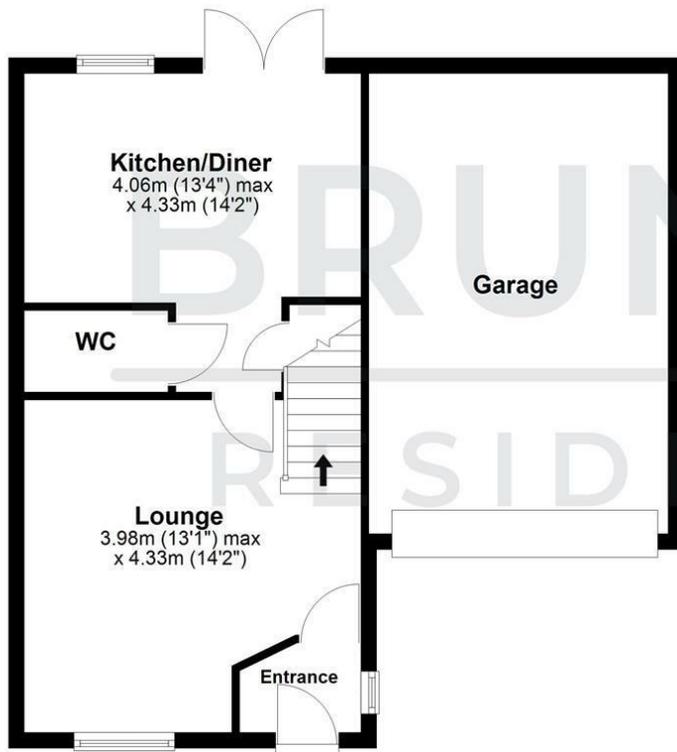
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : D

EPC RATING : B

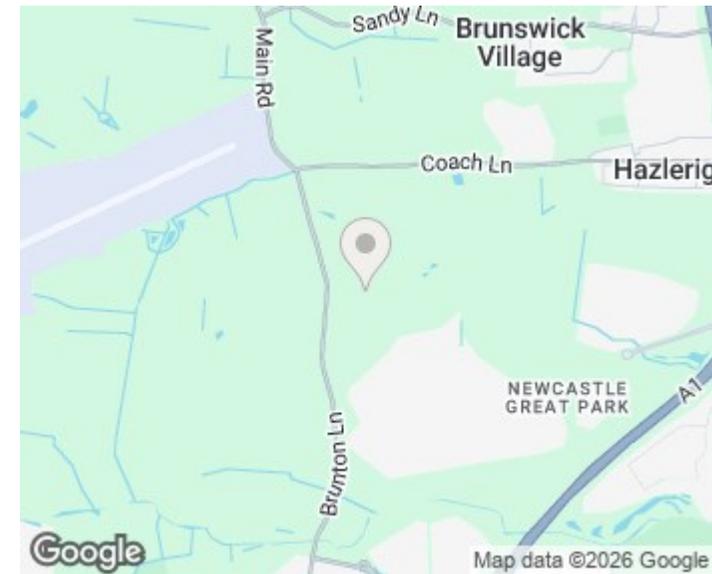
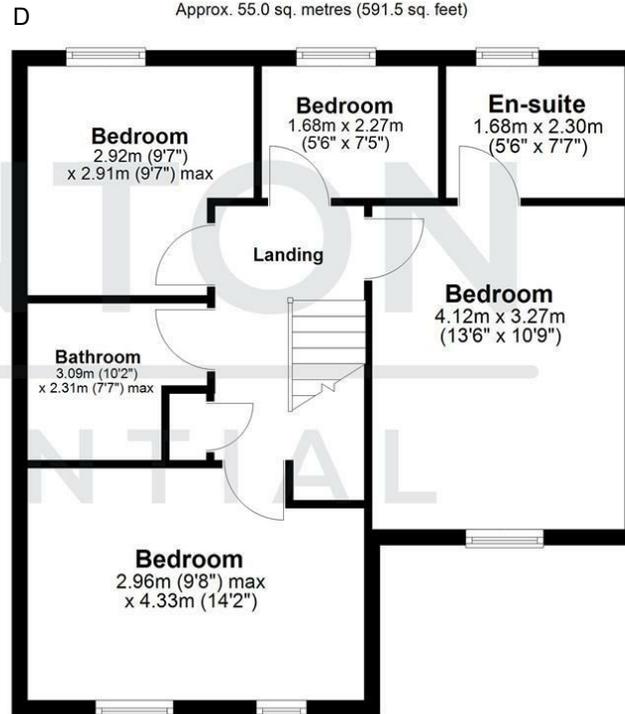
Ground Floor

Approx. 59.5 sq. metres (640.4 sq. feet)



First Floor

Approx. 55.0 sq. metres (591.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(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	