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BIRCHWOOD CHASE, GREAT PARK, NE13

Offers Over £399,950

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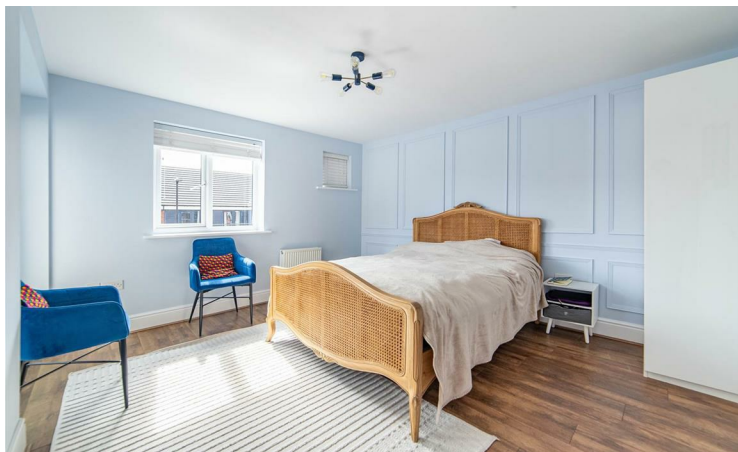
Beautifully presented four bedroom detached 'Romney' by Charles Church, situated within the desirable Birchwood Chase area of Great Park, offering modern living with stylish interiors and well balanced accommodation throughout.

The property features a spacious front lounge, alongside a superb open-plan kitchen/dining/family room to the rear with French doors opening onto the garden, creating a bright and sociable living space. To the first floor, there are four well proportioned bedrooms, including a main bedroom with en-suite, while two bedrooms benefit from access to a balcony, adding a unique and attractive feature. Externally, the property offers a driveway and integral garage providing off street parking, along with an enclosed rear garden with patio and lawn, ideal for outdoor enjoyment.

The property itself is perfectly located within the desirable area of Great Park with its wonderful array of shops, restaurants, outstanding local schooling and excellent transport links.

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The internal accommodation comprises: a welcoming entrance hall with stairs leading to the first floor landing and access to all principal areas of the home. To the left is a spacious front aspect lounge, a stylish and comfortable living space. To the rear, there is a superb open-plan kitchen/dining/family room, fitted with a modern range of wall and base units, integrated appliances including an oven, hob and extractor fan, and ample work surface space. This impressive room benefits from French doors opening out to the rear garden, allowing for excellent natural light and creating an ideal setting for both everyday living and entertaining. Leading off the kitchen is a useful utility room, which provides additional storage and workspace, along with access to a convenient ground-floor WC. The hallway also provides access to the the integral garage.

To the first floor, the landing provides access to four well proportioned bedrooms. The main bedroom benefits from a private en-suite shower room, while two of the bedrooms enjoy direct access onto a balcony, offering a pleasant outlook and a unique feature to the home. The remaining bedrooms are served by a well appointed family bathroom comprising a bath with overhead shower, WC and wash hand basin.

Externally, the property benefits from a driveway providing off street parking and access to the integral garage. To the rear, there is an enclosed garden, predominantly laid to lawn with a paved patio area, creating a pleasant outdoor space ideal for relaxing and entertaining.



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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : E

EPC RATING : C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	