

# BRUNTON

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RESIDENTIAL



**CHAPELRIGG DRIVE, SCOTSWOOD, NE15**

Offers Over £240,000

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**Well Presented Four Bedroom, Three-Storey Semi-Detached Family Home with 15ft Lounge, Well Equipped Kitchen with Integrated Appliances, Three-Piece Family Bathroom plus En-Suite Shower Room, Separate WC, Off Street Parking and West Facing Rear Garden!**

This great, four bedroom, three-storey family home is ideally located on the desirable south-backing side of Chapel Rigg Drive, Scotswood. Chapel Rigg Drive, which is tucked just off from Whitehouse Road and Chesterholm Avenue, is perfectly situated within close proximity to Hodgkin Park, nearby schooling and transport links via Scotswood Road, providing easy access in to both Newcastle city centre and on to the A1..

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The internal accommodation briefly comprises: an entrance hallway leading to a staircase to the first floor, a ground floor WC, the kitchen, and a rear reception room.

The kitchen, located to the right of the hallway, features a floor-to-ceiling window allowing for plenty of natural light and offers a range of fitted wall and base units along with a number of integrated appliances.

At the rear of the ground floor is a generously sized reception room, benefiting from French doors opening out onto the south-facing garden. The ground floor WC includes a wash hand basin, completing the ground floor accommodation.

The first floor comprises two bedrooms and a family bathroom. The rear bedroom spans the full width of the property, enjoys open rear aspects, and is a good-sized double with a fitted storage cupboard. The front bedroom is currently used as a gaming room but could equally serve as a bedroom, office, study, or nursery. The family bathroom on this floor includes a three-piece suite with partially tiled walls.

The second floor provides access to two further double bedrooms. The rear bedroom benefits from an en-suite shower room with a three-piece suite, while the front-facing bedroom is again a good-sized double.

Externally, the rear garden is laid mainly to lawn and also includes a paved seating area and fenced boundaries. To the front, there is off-street parking for two cars.

Double glazed throughout and with gas 'combi' boiler, this superb family home simply demands early inspection!



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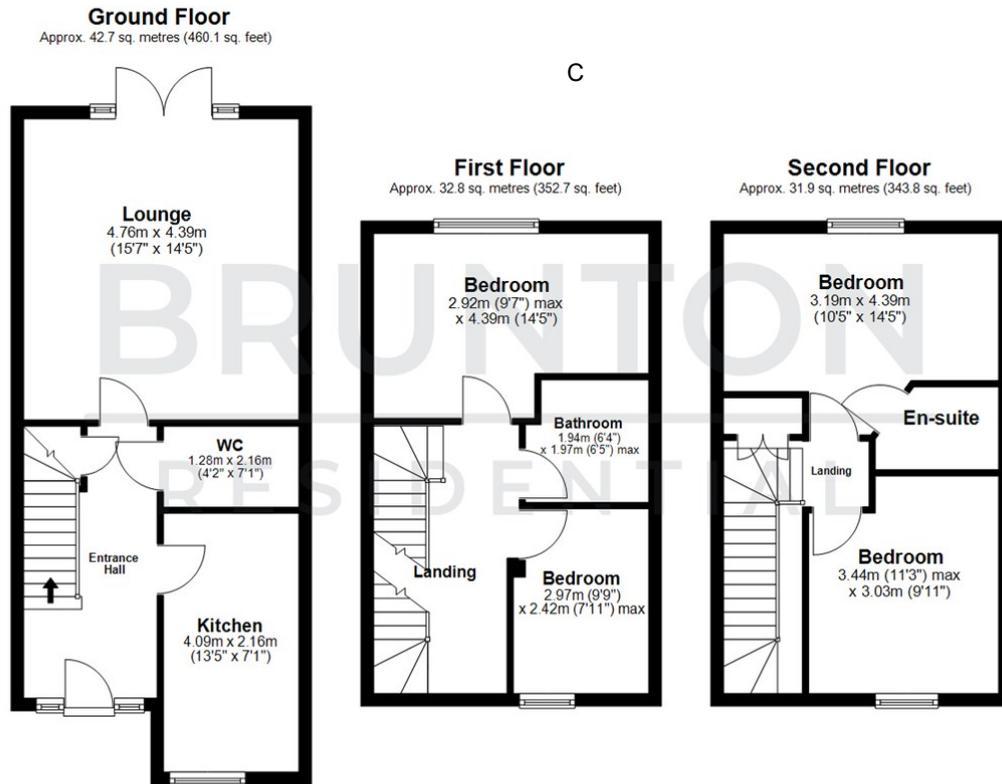
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TENURE : Freehold

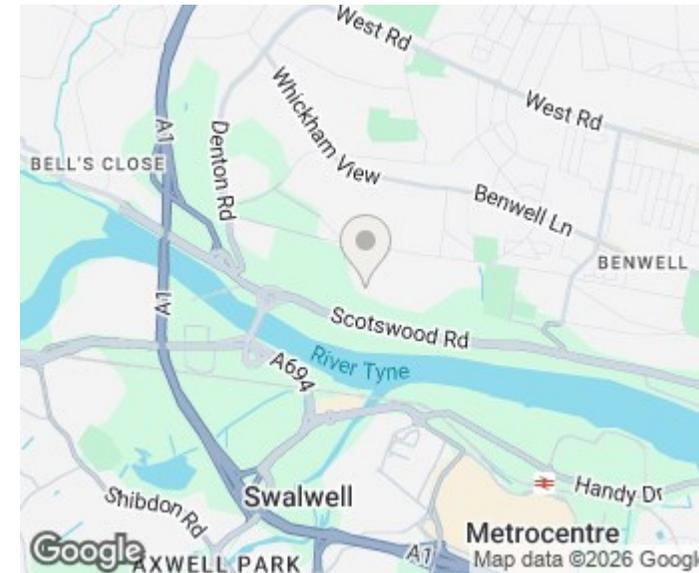
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : B



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



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>92</b>
(81-91) <b>B</b>	<b>83</b>
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	