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CHIPCHASE MEWS, GREAT PARK, NE3

Offers Over £340,000

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Modern, extended, three-bedroom semi detached home situated on Chipchase Mews within the Great Park, Newcastle Upon Tyne.

This well-presented family home has a two-storey layout, with the ground floor featuring a spacious lounge, large dining room, a superb modern kitchen, a snug, and a convenient downstairs WC. The first floor hosts three well-proportioned bedrooms, with the master bedroom benefiting from an en-suite shower room. A family bathroom serves the remaining rooms. The property further benefits from off-street parking, a detached garage, and an enclosed rear garden.

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: an entrance hall with a storage cupboard to the left and stairs leading up to the first-floor landing. To the left of the hallway is a spacious lounge with a front-aspect window that flows into a large dining room. The dining room features skylights and French doors opening out to the rear garden, with further double doors leading into a modern, well-equipped kitchen. The kitchen boasts integral appliances, ample floor and wall units for excellent storage and work surfaces, a skylight, an under-stair storage unit, and a door providing direct access to the rear garden.

The ground floor also benefits from a ground-floor WC and a snug located just off to the right of the hallway.

The first-floor landing provides access to three well-proportioned bedrooms, with the master bedroom enjoying an en-suite shower room, fully tiled and comprising a WC, washbasin, and walk-in shower cubicle. The family bathroom has tiled flooring and partially tiled walls, with a WC, washbasin, and bath with overhead shower.

Externally, the front of the property offers a driveway providing off-street parking for multiple vehicles, leading to a single detached garage. To the rear, is an enclosed garden laid to lawn, with a raised paved seating area, offering a versatile space for outdoor relaxation or entertaining.



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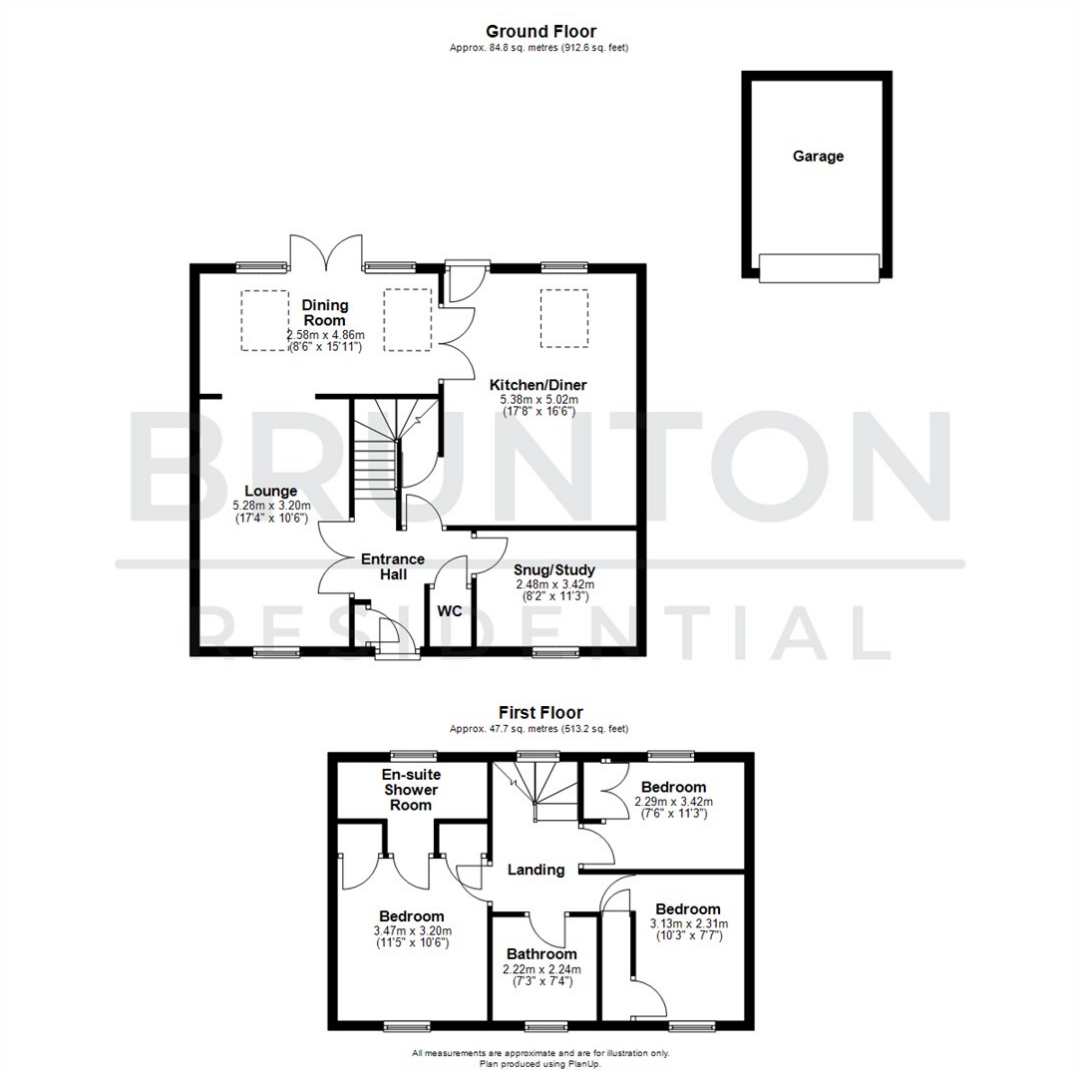
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : D

EPC RATING :



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			(92 plus) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
Not energy efficient - higher running costs			(1-20) G		
EU Directive 2002/91/EC			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			EU Directive 2002/91/EC		