

# BRUNTON

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## RESIDENTIAL



**BARWELL COURT, NEWCASTLE UPON TYNE, NE7**

Offers Over £375,000

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Delightful, Modern Detached Family Home Situated within Victoria Glade, Boasting Two Reception Rooms, Including a Fantastic 21ft Dual Aspect Lounge/Diner, Kitchen with Westerly Aspect, Generous Utility/Boot Room, Four Good Sized Bedrooms, Family Bathroom plus En-Suite Shower Room, Superb West Facing Lawned Rear Gardens, Off Street Parking for Multiple Vehicles!

This well-maintained family home is perfectly located on the desirable Barwell Court, Victoria Glade. Barwell Court, a quiet cul-de-sac which is tucked just off from Ruskin Drive, is ideally situated to provide transport links via Four Lane Ends Metro Station, as well as being positioned close to the Coast Road which in turn provides fantastic road links to Newcastle City Centre, the Coast itself and indeed further throughout the region. Occupying a convenient position with excellent access to nearby shops, schools and leisure facilities, its combination of space, location and modern family living makes this home an attractive option for families, professionals and commuters alike.

Well-presented throughout, this two-storey home includes an open-plan living/dining room with French doors to the rear garden, a good sized breakfasting kitchen, and a useful utility room with access to a ground floor WC. An extended ground floor layout provides an additional reception room or fifth bedroom created from the garage conversion, offering valuable flexibility for family living. The first floor hosts four well proportioned bedrooms, with the principal room enjoying an en-suite shower room, while a stylish refitted family bathroom serves the remaining rooms. Externally, the property features a block paved driveway for multiple vehicles and a beautifully landscaped west facing rear garden. The home also benefits from recently installed solar panels.

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The internal accommodation comprises: An entrance hall with stairs leading up to the first floor. To the left is a wonderful dual aspect open plan living and dining room with French doors opening to the rear garden. To the right of the dining area is a good sized kitchen and breakfast room, well-equipped with integral appliances (including a newly installed dishwasher) and ample wall and base units providing excellent storage and generous work surface space. The kitchen includes a rear aspect window overlooking the garden and an under-stairs storage cupboard. From here, a door leads into a useful utility room that provides access to a convenient ground floor WC and an additional door out to the rear garden.

To the right of the entrance hall, the property benefits from an extended ground floor layout, incorporating a garage conversion that provides an additional reception room or further bedroom, offering welcome versatility for family living.

The first floor landing gives access to four bedrooms, including the principal bedroom which benefits from an en-suite shower room. A stylish refitted family bathroom serves the remaining rooms.

Externally, the property features a block paved driveway providing off street parking for multiple vehicles. To the rear is a beautifully landscaped west facing family garden, predominantly laid to lawn with well stocked borders and an Indian sandstone terrace. The property also benefits from recently installed solar panels.



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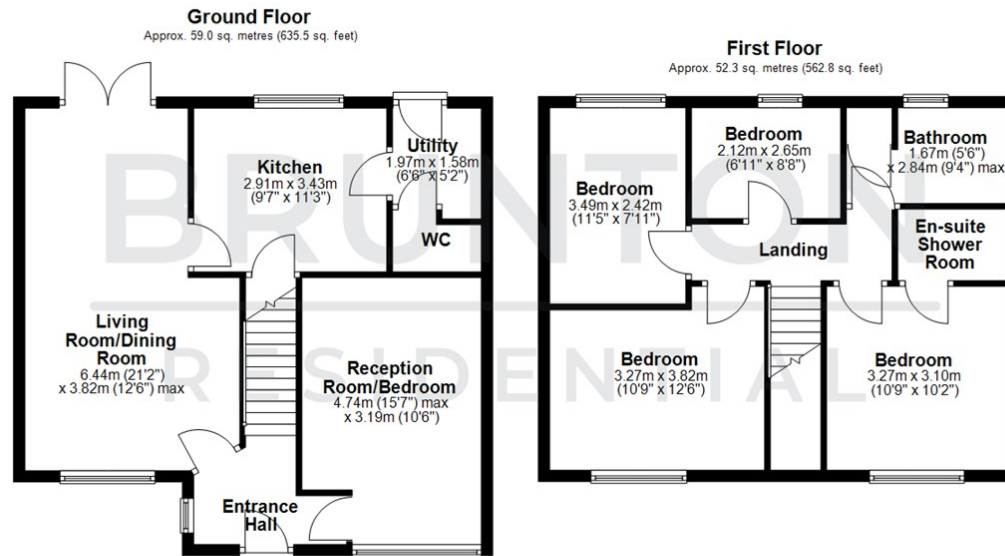
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TENURE : Freehold

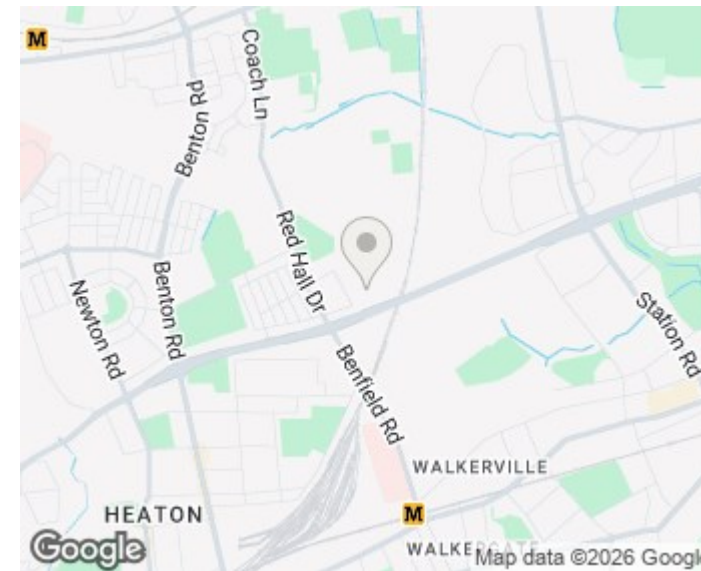
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : D

EPC RATING : A



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) <b>A</b>		<b>99</b>	<b>100</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 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) <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			
England & Wales		EU Directive 2002/91/EC	