

# BRUNTON

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RESIDENTIAL



**OSPREY WALK, GREAT PARK, NE13**

**£235,000**

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Well-presented three-bedroom terraced home situated on Osprey Walk in Great Park, offering modern accommodation arranged over three floors.

The property offers a practical and well-balanced layout, including a lounge, an open-plan kitchen/dining space with access to the garden, and a study. There are three well-proportioned bedrooms, including a master with en-suite, along with a family bathroom. Externally, the property further benefits from front and rear gardens, providing outdoor space for a range of uses.

The location is well placed for access to local shops, schools and everyday amenities, with excellent transport links nearby offering convenient access to Newcastle city centre, Gosforth and the surrounding areas.

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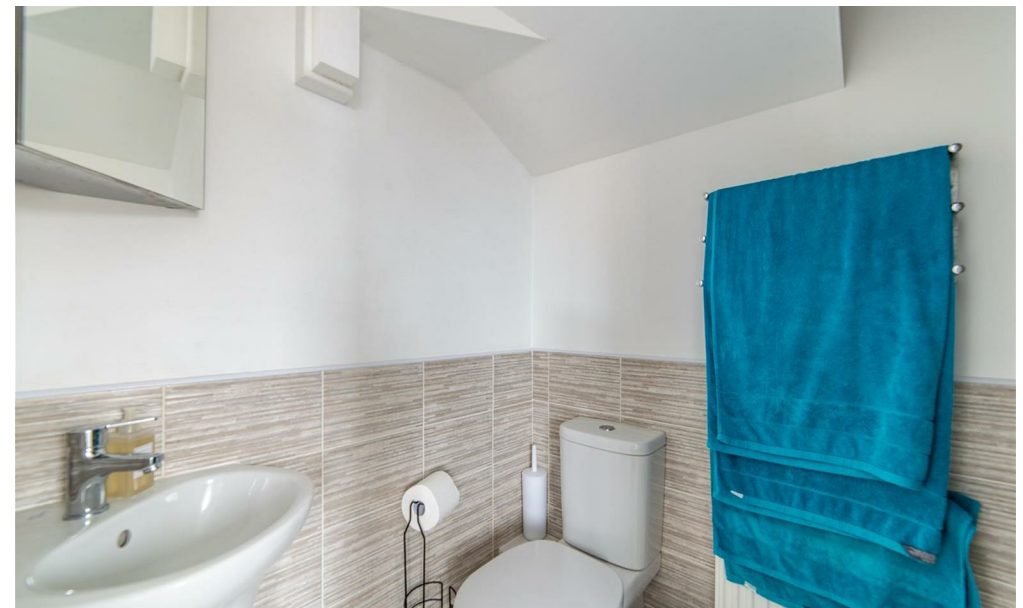
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The internal accommodation comprises: an entrance hall with stairs leading up to the first floor and a convenient ground-floor WC. To the left is a front aspect snug/home office, creating a comfortable reception space.

To the end of the hallway is an open-plan kitchen/breakfast dining room, fitted with a modern range of wall and base units along with integrated appliances including an oven, hob and extractor fan, with space for a dishwasher and washing machine. The room benefits from ample cabinetry providing excellent storage and features French doors opening out to the rear garden, allowing for plenty of natural light.

The first floor landing gives access to a spacious living room with a Juliet balcony, as well as the master bedroom which benefits from an en-suite shower room. The upper floor hosts two further well-proportioned bedrooms, served by a family bathroom comprising a WC, wash basin set within a vanity unit and a bath with overhead shower.

Externally, to the front the property benefits from a pathway leading to the entrance, adjacent to a lawned area. To the rear is an enclosed garden featuring a block-paved pathway, lawned section and a decked seating area, providing a versatile outdoor space. There is also a garage in the nearby block.



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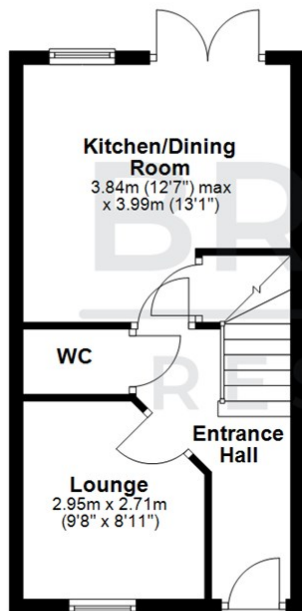
TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

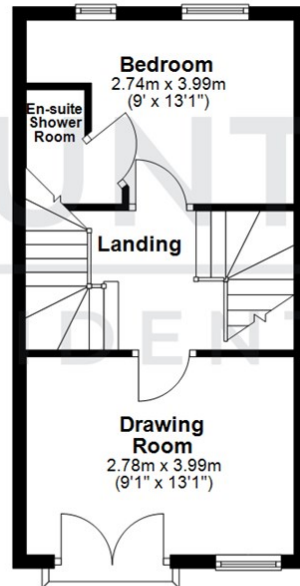
COUNCIL TAX BAND : D

EPC RATING : C

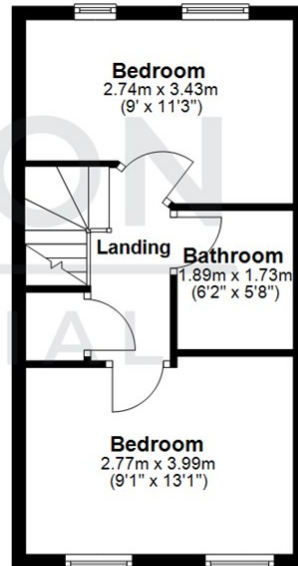
**Ground Floor**  
Approx. 32.0 sq. metres (344.5 sq. feet)



**First Floor**  
Approx. 31.9 sq. metres (343.2 sq. feet)

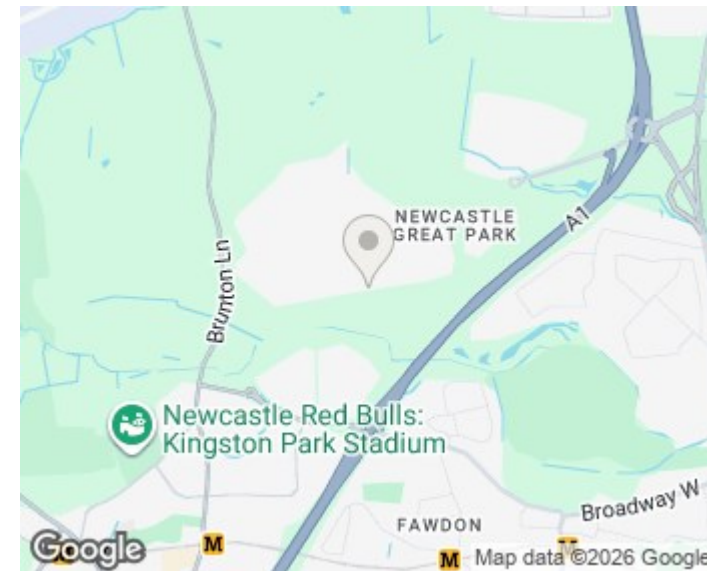


**Second Floor**  
Approx. 31.4 sq. metres (338.2 sq. feet)



Total area: approx. 95.3 sq. metres (1025.8 sq. feet)

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>91</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>79</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	