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BRUNTON LANE, NEWCASTLE UPON TYNE, NE13

Offers Over £325,000

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A traditional three bedroom terraced cottage on West Brunton Farm, Brunton Lane, Great Park, offering well-presented accommodation within an attractive semi-rural setting on the edge of the city.

The home provides a well-designed layout arranged over two floors, including a generous lounge and a extended, modern kitchen with dining space, ideal for everyday living and entertaining. Upstairs, there are three well-proportioned bedrooms served by a well-appointed family bathroom along with an en-suite to master. The property further benefits from off-street parking and an enclosed rear garden.

West Brunton Farm Cottages enjoys a desirable position with a peaceful feel while remaining conveniently located within Great Park, offering access into Newcastle upon Tyne. Brunton Lane offers excellent road links, with nearby amenities, schools, and transport connections close at hand, making this an appealing option for those seeking a modern home with a touch of countryside character.

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The internal accommodation comprises: entry into a generous lounge, with stairs leading up to the first-floor landing, a large front-aspect window, a feature cinema wall, and a useful under-stairs storage cupboard. To the rear of the lounge is a superb modern kitchen and dining room, forming a bright and sociable space with bi-fold doors opening onto the rear garden and a large Velux skylight that allows natural light to flood in. The kitchen is well equipped with integrated appliances including a microwave, oven, hob and extractor fan, and benefits from ample sleek cabinetry providing excellent storage and generous work surface space. A central island forms a focal point of the room, while a convenient ground-floor WC is located just off the kitchen.

The first-floor landing provides access to three well-proportioned bedrooms. The master bedroom enjoys a large rear-aspect window and benefits from an en-suite shower room. A well-appointed family bathroom with tiled flooring, partially tiled walls, bath, WC and washbasin serves the remaining bedrooms.

Externally, to the rear is an enclosed garden featuring a block-paved seating area, steps leading up to a lawned section, and a further decked seating area positioned at the rear of the garden.



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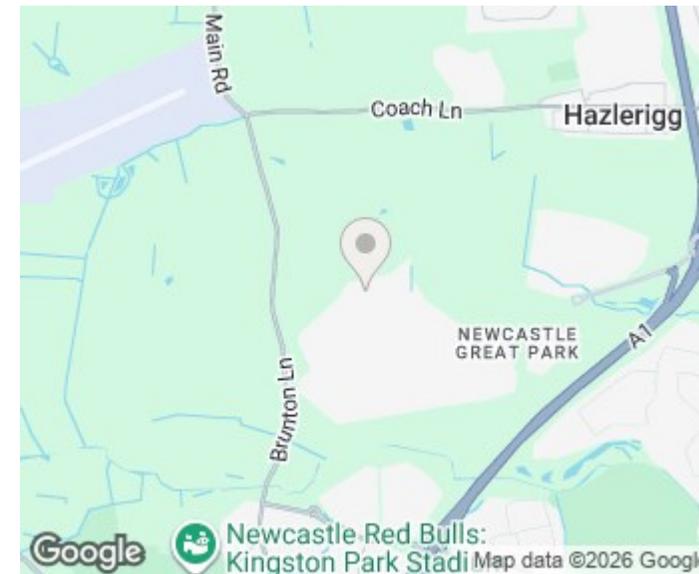
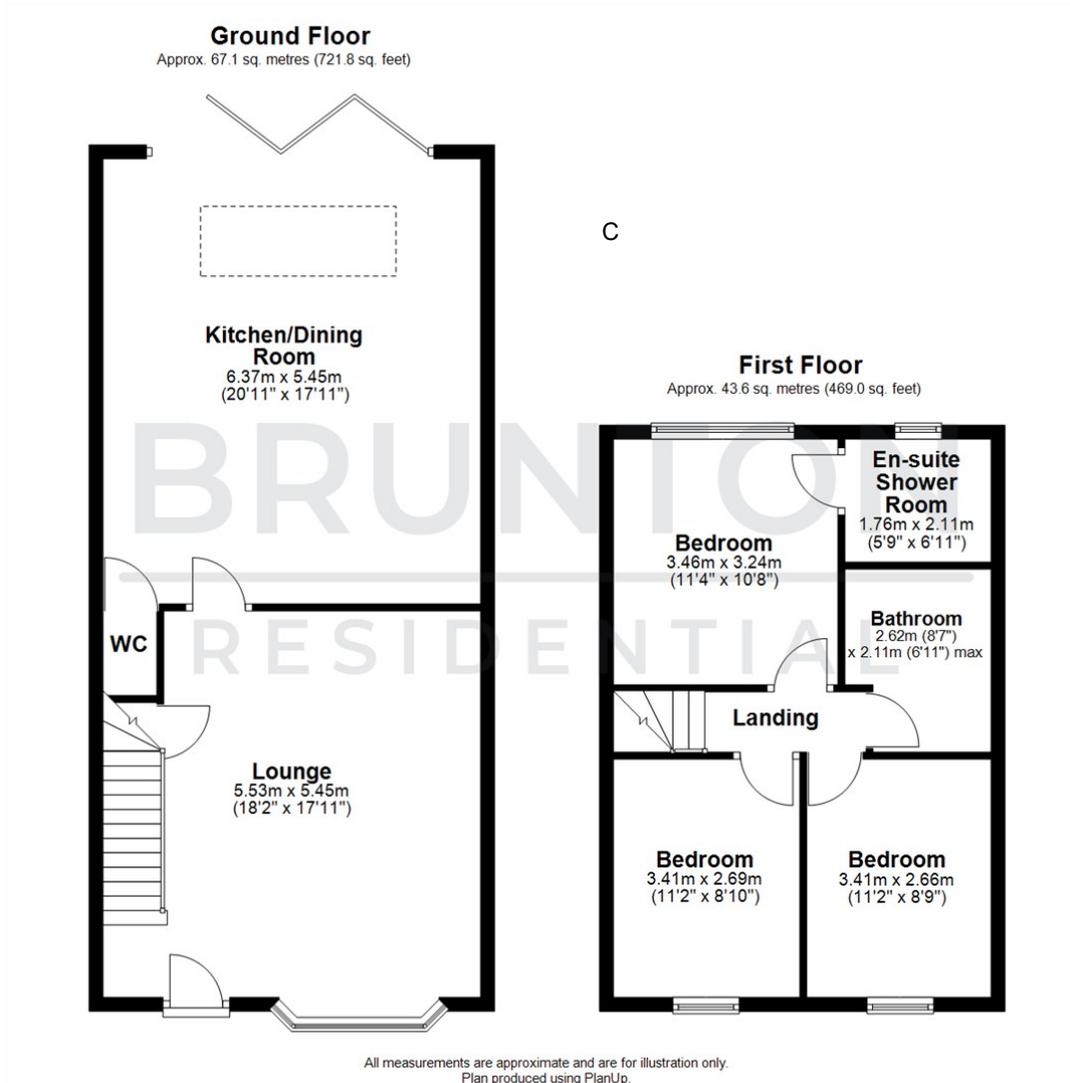
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : E



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		49	64
(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	