

# BRUNTON

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## RESIDENTIAL



**SPECKLEDWOOD WAY, GREAT PARK, NE13**

**£269,950**

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Well-presented three-bedroom detached home offering well-balanced accommodation arranged over two floors, ideally suited to modern family living. The property benefits from an integral garage, open-plan kitchen-diner and attractive outdoor space.

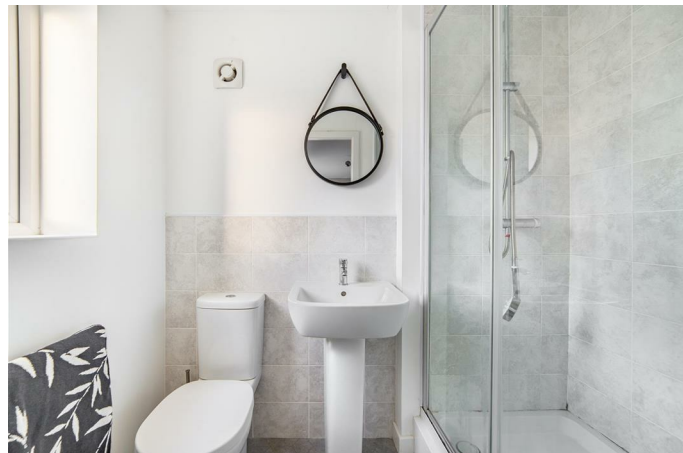
The accommodation includes a welcoming lounge, a central hallway with a convenient understair WC, and an open-plan kitchen-diner with fitted units, some integrated appliances and French doors opening onto the rear garden. To the first floor, there are three well-proportioned bedrooms, with the principal bedroom benefitting from built-in wardrobes and an en-suite shower room, while a family bathroom serves the remaining bedrooms.

Speckledwood Way is situated within a popular residential area of Newcastle upon Tyne, offering convenient access to local amenities, schooling and transport links. The area is well placed for access to nearby road networks, Newcastle city centre and surrounding areas, making it an ideal location for families and commuters alike.

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The internal accommodation comprises: an entrance vestibule which opens into a welcoming lounge, which benefits from a window overlooking the front of the property. From here, a door leads to the central hallway, which has a convenient under stair WC, stairs to the first floor and access to the integral garage which is fully plumbed. The hallway leads to the open-plan kitchen-diner, which enjoys a range of fitted wall and base units as well as integrated appliances and a window overlooking the rear garden. There is ample space for a dining table, and French doors lead out to the garden and bring in plenty of natural light.

The first-floor landing provides access to a useful storage cupboard and three well-proportioned bedrooms, with the principal bedroom benefitting from built-in wardrobes and an en-suite shower room, whilst the remaining bedrooms are served by a well-appointed family bathroom. The family bathroom comprises a WC, a hand wash basin, a heated towel rail and a shower over the bath.

Externally, to the front of the property, is a lawn and a driveway, which provides off-street parking. To the rear, a garden is enclosed by timber fencing, enhancing the sense of privacy. The garden is laid mainly to lawn with paved patio seating areas, creating the ideal space for everyday family life and outdoor entertainment.



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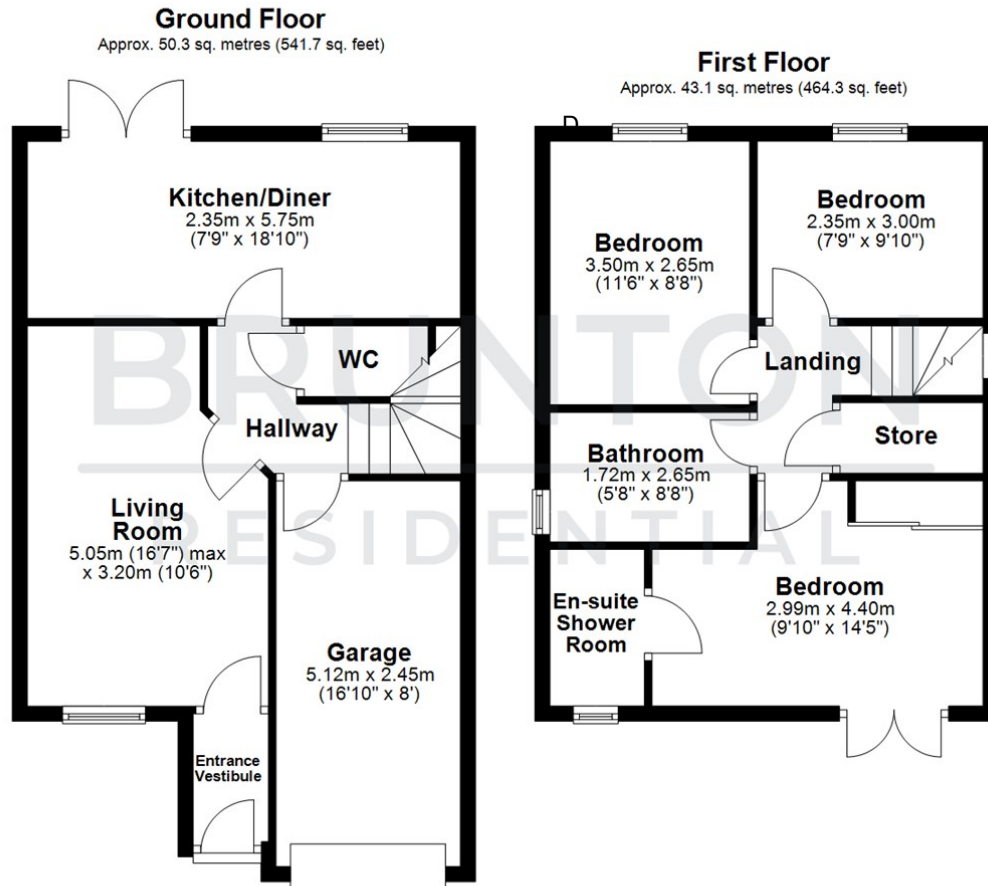
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TENURE : Freehold

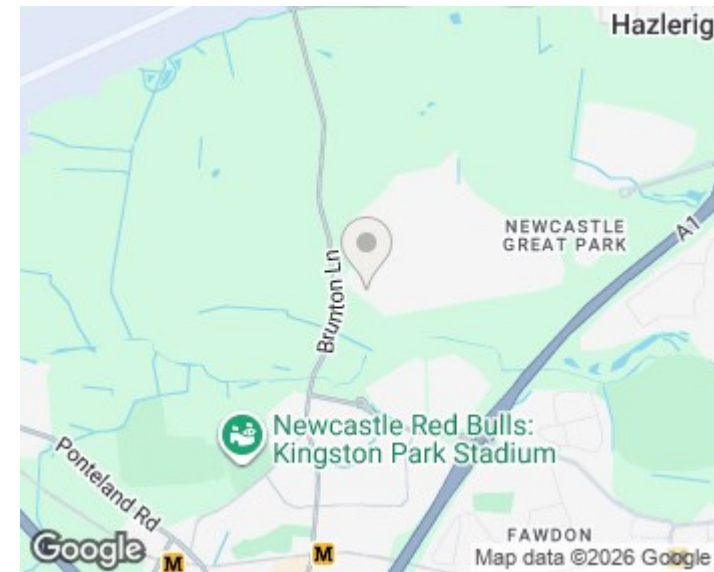
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : D

EPC RATING : B



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>94</b>
(81-91) <b>B</b>		<b>82</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	