

# BRUNTON

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## RESIDENTIAL



**POPPY PLACE, GREAT PARK, NE13 9**

**Offers Over £220,000**

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A modern townhouse located in the desirable Great Park development in Newcastle upon Tyne. This property features three well-proportioned bedrooms, a well-equipped kitchen, and a rear West facing garden.

Situated on Poppy Place, a now completed part of The Maples, the home offers easy access to local amenities, well-regarded schools, and excellent transport links via the A1 to Newcastle city centre. Nearby parks and green spaces provide opportunities for outdoor activities. Havannah first school is situated one street away with the nearly completed Great Park academy just behind.

This part of Poppy place has a completely open aspect to the front, overlooking a wildlife corridor.

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Upon entering, you are welcomed into an entrance hall providing access to a well-proportioned lounge with a front-facing window, allowing for ample natural light. From here, an internal hallway offers stairs which lead up to the first-floor landing, while a convenient ground-floor WC is also accessible.

To the rear, the open-plan kitchen/diner offers a modern and well-equipped space, featuring integrated appliances, stylish finishes, and a tiled backsplash. With views over the rear garden and doors leading outside.

On the first floor, there are two good-sized bedrooms, both served by a family bathroom comprising a bath with an overhead shower and a washbasin.

The second floor is dedicated to a spacious bedroom, complete with a storage cupboard and Velux & Dormer windows to the front & rear.

Externally, the rear garden features a lawned area and a paved seating space, enclosed by a combination of fencing and walls. To the front of the property, there is allocated off-street parking available.



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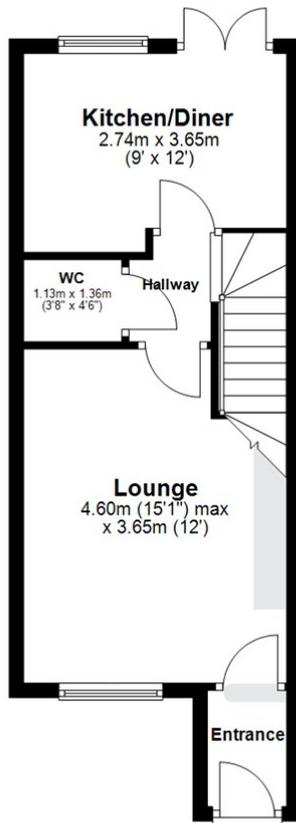
TENURE : Freehold

LOCAL AUTHORITY :

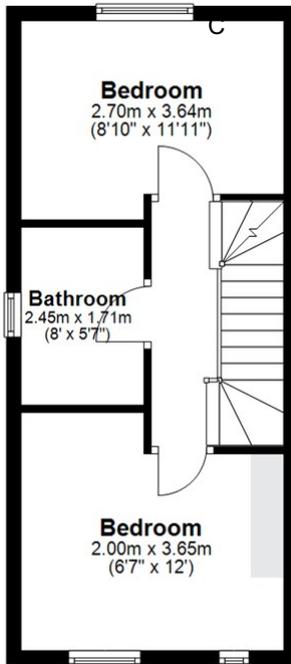
COUNCIL TAX BAND : C

EPC RATING : B

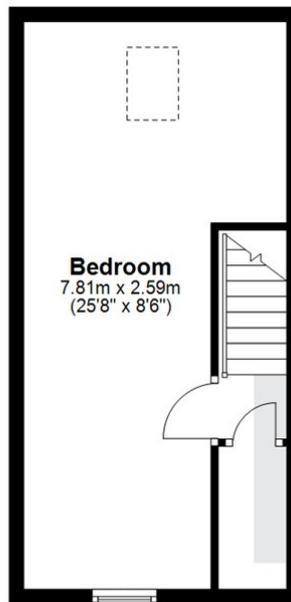
**Ground Floor**  
Approx. 33.8 sq. metres (364.2 sq. feet)



**First Floor**  
Approx. 31.9 sq. metres (343.6 sq. feet)



**Second Floor**  
Approx. 28.5 sq. metres (306.7 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>96</b> |
| (81-91) <b>B</b>                            |  | <b>85</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 |           |