

# BRUNTON

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## RESIDENTIAL



**SHERFIELD DRIVE, NEWCASTLE UPON TYNE, NE7**

**Offers Over £325,000**

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Beautifully Presented & Significantly Improved Semi-Detached Home Offering Stylish, Modern Living. Boasting Close to 1300Sq ft of Internal Accommodation, with Three Bedrooms including Two Great Doubles, Stylish Re-Fitted Bathroom with Four Piece Suite, Fantastic 28ft Open Plan Re-Fitted Kitchen/Diner plus 15ft Front Reception Room, Utility, Ground Floor W.C., Great West Backing Rear Garden with Summer House, Gated Off Street Parking & Garage!

This great, semi-detached home is ideally located on the desirable Sherfield Drive, Cochrane Park. Sherfield Drive, which is tucked just off from Martello Gardens, is placed just a stone's throw from the Coast Road, offering excellent links to the Coast, Newcastle City Centre and beyond.

The property is arranged over two floors, with the ground floor featuring a welcoming front reception room and an impressive open-plan kitchen-diner with access to the rear garden, along with a useful utility room and ground-floor WC. The upper floor provides three well-proportioned bedrooms served by a refitted family bathroom. Externally, the property benefits from a landscaped rear garden with a versatile garden room, as well as driveway parking and access to a garage.

Perfectly placed to offer direct access to the shops and amenities of Heaton, Gosforth and Jesmond, with their excellent array of shops, cafes, restaurants and transport links. This desirable home also benefits from being within close proximity to outstanding local schooling.

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The internal accommodation comprises: an entrance hallway with tiled flooring providing access to the main ground floor rooms and the staircase rising to the first-floor landing. Positioned to the left-hand side is the front reception room spanning 15ft with a generous space featuring a walk-in bay window, a feature fireplace, and a media wall, creating a warm and inviting snug living area. To the rear of the property is an impressive re-fitted 28ft open-plan kitchen-diner, offering an excellent entertaining space with tiled flooring, a walk-in bay window to the dining area, and French doors opening out onto the landscaped rear garden. Both the kitchen and dining areas benefit from plantation shutters. The kitchen itself is fitted with a range of wall and base units along with a number of integrated appliances and provides access to a utility room, which is plumbed for a washing machine and dryer and also houses a convenient ground-floor WC. From the utility room there is internal access into the remainder of the garage, which is fitted with an electric roller door.

Stairs lead to the first-floor landing which provides access to three bedrooms and the family bathroom. The bathroom has been refitted and now offers a four-piece suite with tiled flooring, part-tiled walls, and a heated towel rail. Two of the bedrooms are comfortable doubles, with the master bedroom enjoying a front-facing aspect with a walk-in bay window and fitted wardrobes, while the second bedroom overlooks the rear garden. The third bedroom is slightly smaller but remains a good-sized room, suitable as a home office, nursery, or study.

Externally, the property benefits from a fantastic West backing landscaped rear garden featuring artificial turf, a large paved seating area, and fenced boundaries creating a private and low-maintenance outdoor space. At the far end of the garden is a garden room offering flexible use as a home office, gym, or leisure space. To the front, a refurbished driveway with gated access provides off-street parking and access to the garage.



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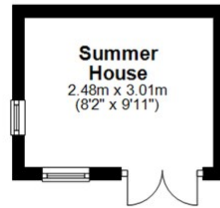
TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

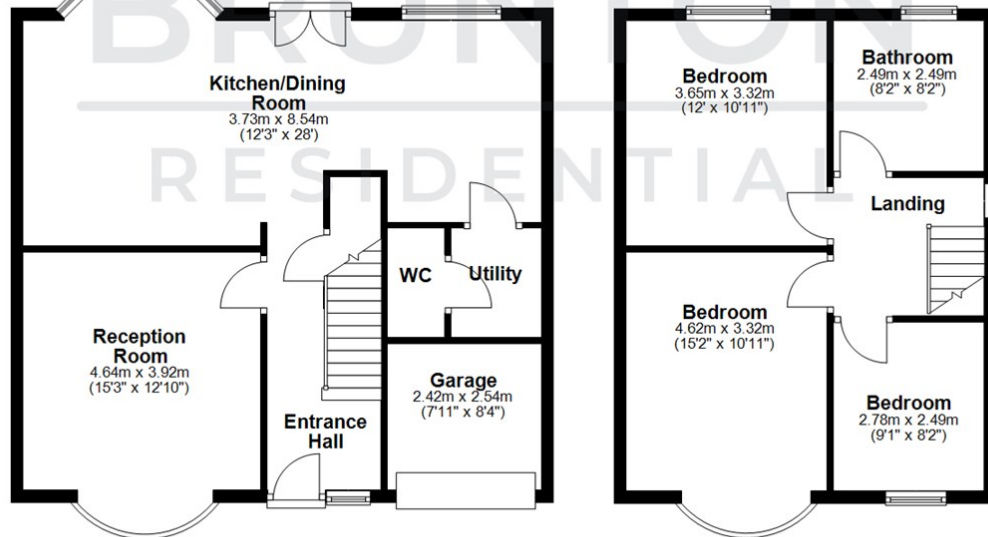
COUNCIL TAX BAND : C

EPC RATING :

**Ground Floor**  
Approx. 74.6 sq. metres (803.0 sq. feet)

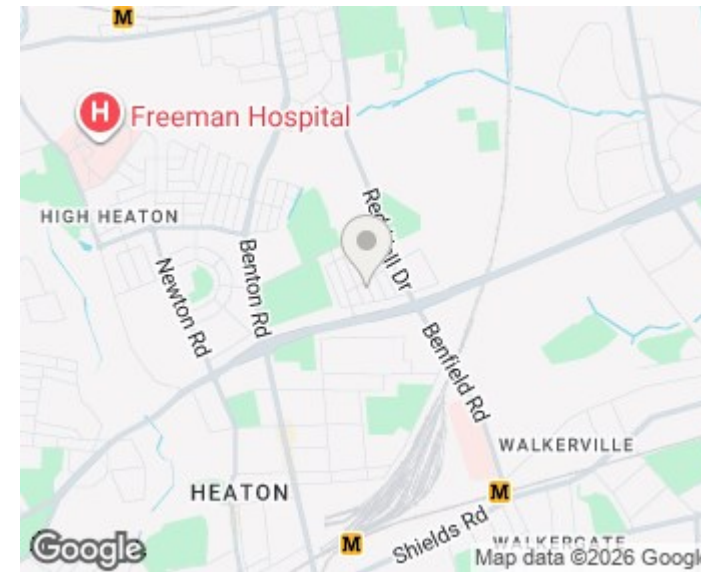


**First Floor**  
Approx. 46.1 sq. metres (496.2 sq. feet)



Total area: approx. 120.7 sq. metres (1299.2 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>			
(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	