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BRANGLING MEWS, MELTON PARK, NE3

Offers Over £450,000

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A spacious four-bedroom townhouse located in the desirable Brandling Mews, Melton Park, offering versatile accommodation arranged over three floors and well-suited to modern family living.

The ground floor comprises an entrance vestibule with a convenient WC, leading to a hallway with stairs to the first floor and access to a generous lounge diner featuring a fireplace and garden views. This room leads through to a well equipped kitchen/breakfast room with fitted wall and base units, integrated appliances and views over the rear garden, alongside a practical utility area with outside access. The first floor offers two additional reception rooms, one opening into a snug area, while the front reception room enjoys a feature fireplace and sliding doors to a balcony with race course views. A further WC is also located on this level. The second floor provides four well proportioned bedrooms, including a principal bedroom with an en-suite shower room, along with a family bathroom serving the remaining rooms.

Brandling Mews is conveniently positioned close to local amenities, schools and transport links, offering easy access to nearby towns and Newcastle, making it an attractive location for families and professionals alike.

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The internal accommodation comprises: an entrance vestibule that has direct access to a convenient ground-floor WC. The vestibule opens into a hallway with stairs to the first floor, and access to a welcoming lounge-diner on the left. The lounge-diner is spacious and benefits from a feature fireplace along with aspects of the front of the property. Off this room is the kitchen/breakfast room, which benefits from a range of fitted wall and base units and integrated appliances. This room offers windows overlooking the rear garden. Adjacent to the kitchen/breakfast room, there is a useful utility area with built-in storage, plumbing for appliances and access to the rear garden.

The first-floor landing gives access to two further reception rooms, one of which opens into a snug area. The reception room to the front benefits from a feature fireplace and sliding doors out to a balcony. Also on this floor is a convenient WC.

The second-floor landing provides access to four well-proportioned bedrooms, two of which benefit from built-in storage, and the master bedroom enjoys an en-suite shower room. A family bathroom serves the remaining bedrooms, and is well-equipped with a WC, a wash hand basin, a bath with a shower over and a heated towel rail.

Externally, the property benefits from an enclosed rear garden, which is laid mainly to lawn but also has paved patio areas for seating, creating the ideal space for everyday family life and entertainment.



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TENURE : Freehold

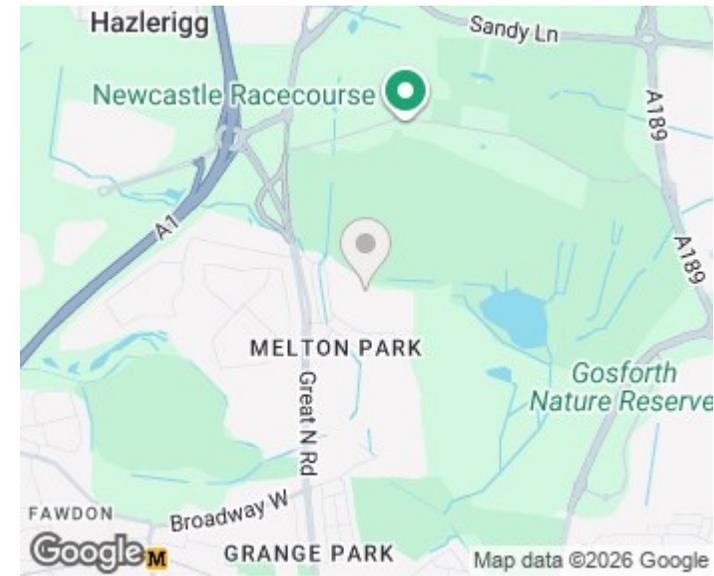
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : E

EPC RATING : C



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) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| | | 74 | 82 |
| 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 | |