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ORANGETIP GARDENS, GREAT PARK, NE13

Offers Over £575,000

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SUBSTANTIAL FOUR BEDROOM DETACHED HOME | DOUBLE GARAGE | TWO EN SUITES

Brunton Residential are delighted to welcome to the market this immaculate 'Sherbourne' by Taylor Wimpey on the sought after West Heath within Newcastle Great Park on Orangetip Gardens.

The Sherbourne is a spacious four bedroom home with an integral garage. From the hall you can access a spacious living room, the kitchen family area, the study and a separate dining room. The ground floor is completed by a guest cloakroom and an under stairs cupboard. Upstairs are four large bedrooms, including the master and second bedrooms with en suite shower rooms, and a family bathroom.

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The accommodation briefly comprises an inviting entrance hallway providing access to a ground floor WC, dining room, and a spacious family living room with double doors opening into the family room. The family room benefits from French doors leading out to the rear garden, creating an ideal space for both everyday living and entertaining. The kitchen flows seamlessly to the breakfast area offering additional informal dining space, alongside a separate utility room with access to the double garage.

To the first floor, the landing leads to an impressive principal bedroom complete with an en-suite bathroom and ample built-in wardrobes. Of the remaining three bedrooms, there is a further large double bedroom with en-suite facility, another generously sized double bedroom, and a smaller double bedroom positioned to the front of the property. The family bathroom completes the accommodation.

Externally, the owners have thoughtfully enhanced the outside space to create an attractive combination of lawned, planted, and paved areas. The rear garden provides an excellent outdoor setting, offering plenty of space for family enjoyment and entertaining.

Situated on Orangetip Gardens, within the West Heath development, the property benefits from a pleasant residential setting ideal for modern family living.



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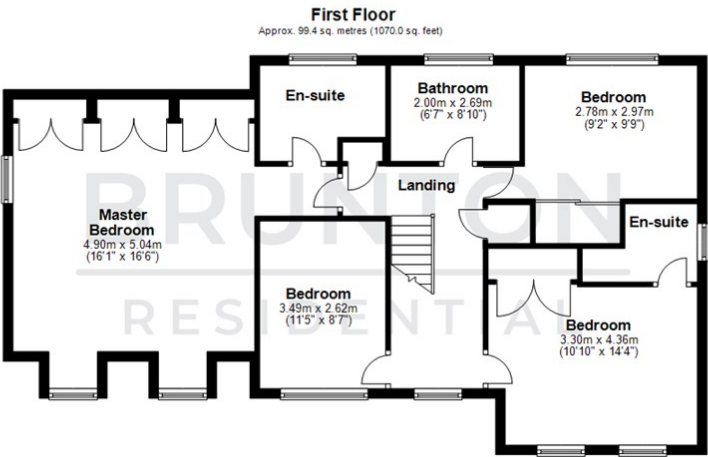
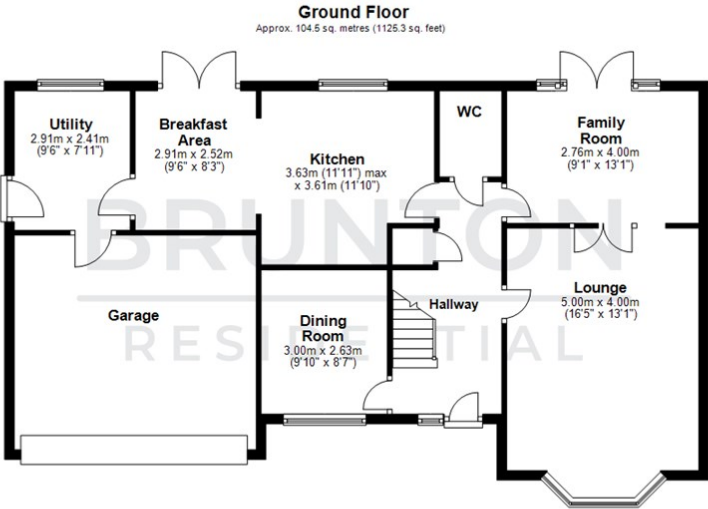
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : F

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) A		92
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(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	