

# BRUNTON

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## RESIDENTIAL



**FALCON ROAD, ABBEY HEIGHTS, NE15**

**Offers Over £410,000**

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Immaculate Four-Bedroom 'Acacia' by Bellway a Detached Home on Falcon Road, Abbey Heights.

This stunning Bellway Homes 'Acacia' offers spacious, contemporary family living in a highly sought-after residential development. Perfectly balanced and thoughtfully designed, the property combines style, comfort, and practicality.

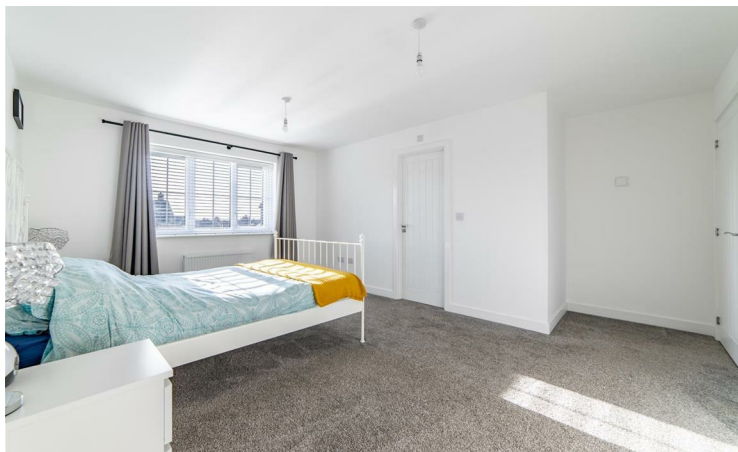
The ground floor features a welcoming entrance hall, a bright and airy lounge, and a generous open-plan kitchen/dining/living area with French doors leading to the large rear garden – an ideal setting for entertaining and family gatherings.

Upstairs, you'll find four well-proportioned bedrooms, including two with en-suite shower rooms, complemented by a modern family bathroom. Additional benefits include a garage, off-street parking, and a generous enclosed rear garden, providing plenty of space for outdoor activities.

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Upon entering this inviting home, you are welcomed by a bright hallway with convenient under-stairs storage. To the right, a well-proportioned front-aspect lounge provides a comfortable and relaxing living space. The hallway leads to a practical ground floor WC and a stunning open-plan kitchen, dining, and living area that spans the full width of the property. French doors open onto the rear garden, creating an ideal space for modern family living and entertaining.

The kitchen is thoughtfully designed with a range of floor and wall units, integrated appliances including an oven, hob, and extractor fan, and a rear-facing window overlooking the garden. Adjacent, a useful utility room offers additional storage, a sink and space for appliances.

Upstairs, four well proportioned bedrooms await, including two with en-suite shower rooms. A contemporary family bathroom and a landing storage cupboard enhance the home's practical layout.

Externally, the property features a neatly maintained, low-maintenance front garden and a driveway for two vehicles leading to an attached garage. The enclosed rear garden has been improved with artificial lawn, raised borders and paved patio, perfect for alfresco entertaining.

Situated within easy reach of local amenities, excellent schools, and transport links to Newcastle city centre, this home represents an outstanding opportunity for buyers seeking contemporary family living in Abbey Heights.



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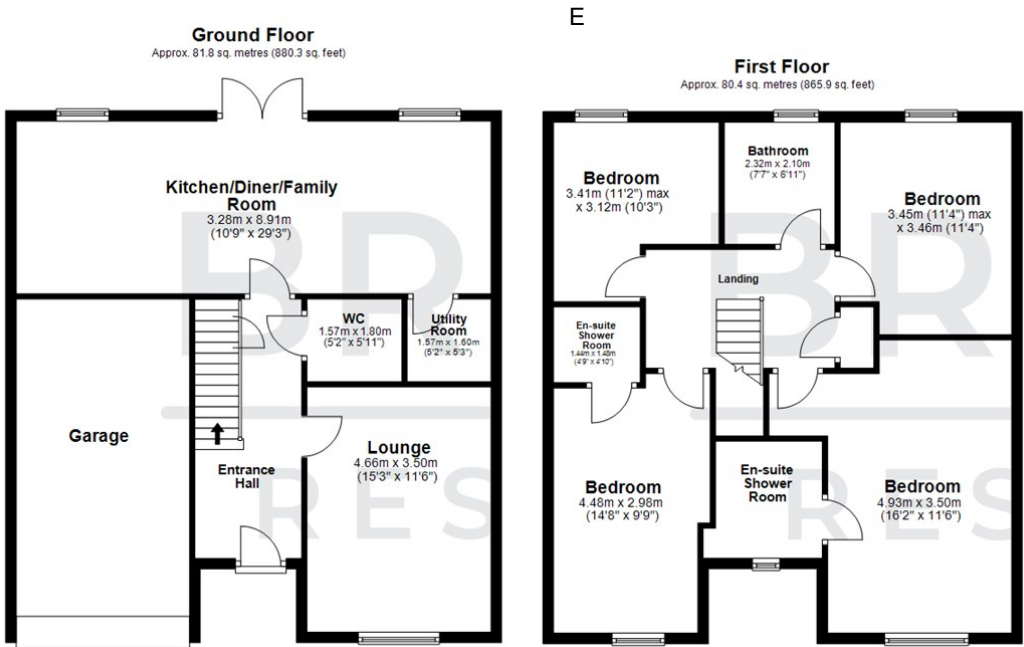
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TENURE : Freehold

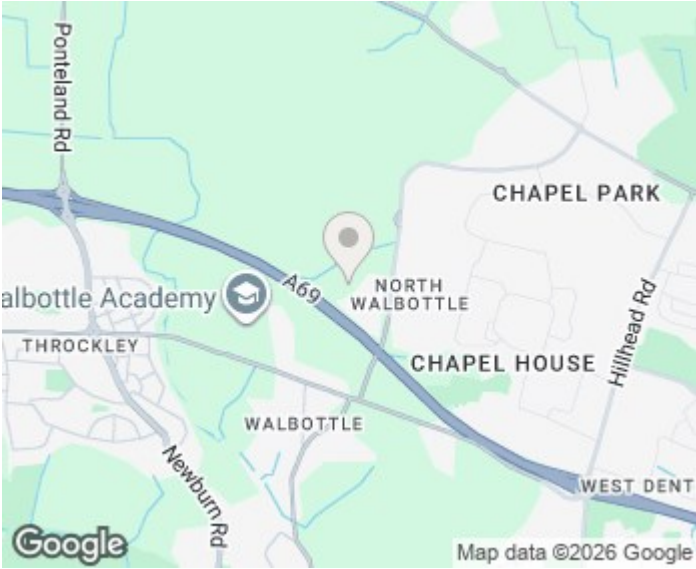
LOCAL AUTHORITY :

COUNCIL TAX BAND : E

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                                 |                         | 93        |
| (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 <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |