

# BRUNTON

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## RESIDENTIAL



**OAKWOOD DRIVE, GREAT PARK, NE13**

**Offers Over £1,450,000**

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A stunning six-bedroom detached family home on Oakwood Drive in Great Park, offering spacious and versatile accommodation across three floors. The property, designed and constructed by the current owners, blends modern living with traditional charm, ideal for family life and entertaining.

The ground floor features two reception rooms with bay windows, a sunroom, a convenient WC, and a modern kitchen-diner with a central island, integrated appliances, and access to a utility room and double garage. On the first floor, there are four bedrooms complemented by two en-suites and a family bathroom, while on the second floor, there are two further bedrooms and a family bathroom, with additional storage throughout. The rear garden is laid mainly to lawn with gravelled areas and timber fencing, while a driveway provides off-street parking for multiple vehicles.

Located in a desirable Great Park development in Newcastle, Oakwood Drive offers convenient access to local amenities, schools, and transport links into the city, combining practicality with a quiet residential setting.

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The internal accommodation comprises: a welcoming entrance hall, which leads to two spacious reception rooms at the front of the property, each featuring walk-in bay windows, with one room also offering a feature fireplace along with double doors opening into a bright sunroom. A convenient ground-floor WC and a useful closet complete the entrance level, while double doors at the end of the hallway open into a stunning kitchen-diner. The kitchen is fitted with a modern range of wall and base units, integrated appliances, a central island, designed and installed by 1909 kitchens. Expansive sliding doors allow natural light to flood the whole space. From here, there is access to a practical utility area with plumbing for appliances and access to the integral double garage.

On the first floor, four well-proportioned bedrooms are complemented by two en-suite shower rooms and a modern family bathroom with a freestanding bath, separate shower, heated towel rail, WC, and wash hand basin. Additional storage is provided by two handy double cupboards on the landing. The second floor features two exceptionally spacious bedrooms, one with multiple built-in storage cupboards, along with a further family bathroom, all benefiting from Velux windows.

Externally, the property boasts a driveway providing off-street parking for multiple vehicles, a double garage, and a beautifully maintained rear garden laid mainly to lawn with gravelled areas and planter boxes, all enclosed by timber fencing to ensure privacy. This home offers the perfect combination of space, style, and practicality for modern family life and entertaining.



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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : G

EPC RATING : B



| 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 |                         |           |
| 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 |           |