

# BRUNTON

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## RESIDENTIAL



**\*\* SOLD SUBJECT TO CONTRACT \*\***

Offers Over £495,000

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Delightful extended five bedroom semi detached home situated on Belmont Avenue in Melton Park, Gosforth occupying a beautiful plot. Well-presented throughout, the property offers a comfortable and flexible layout ideal for modern family living.

Arranged over two floors, the ground level features a spacious open plan lounge/dining room, a large and well equipped kitchen, a useful utility room, and a convenient ground-floor WC. Upstairs, there are five well proportioned bedrooms, one with en suite and a well appointed family four piece bathroom. The property further benefits from off-street parking, and a lovely enclosed rear garden, perfect for relaxation or outdoor entertaining.

Located in a popular residential area, the home is within easy reach of local schools, shops, and amenities, as well as excellent transport links providing convenient access to the wider Newcastle area and beyond

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The internal accommodation comprises: an entrance hall that has stairs to the first floor and a convenience store. To the right, a living room enjoys a bow window overlooking the front garden, along with a feature fireplace. Off this room is a dining room with French doors to the rear garden. Adjacent to this, a kitchen/breakfast room also enjoys aspects to the rear, and is fitted with a modern range of wall and base units, integrated appliances and part-tiled walls. A door leads from the kitchen/breakfast room leads to a useful utility area with plumbing for appliances, along with a convenient ground-floor WC and access to the integral garage.

On the first floor, the landing gives access to five well-proportioned bedrooms, two of which benefit from built-in storage, while the master bedroom enjoys an ensuite shower room. A family bathroom serves the remaining bedrooms and features both a shower and a bath.

Externally, the property benefits from a double driveway leading to the integral garage, offering off-street parking for multiple vehicles. There is a garden to the front with a well-kept lawn and shrubbery. To the rear, the property benefits from another garden with mature trees and shrubbery. The rear garden is laid mainly to lawn with paved patio areas, creating the ideal space for everyday family life and entertainment.



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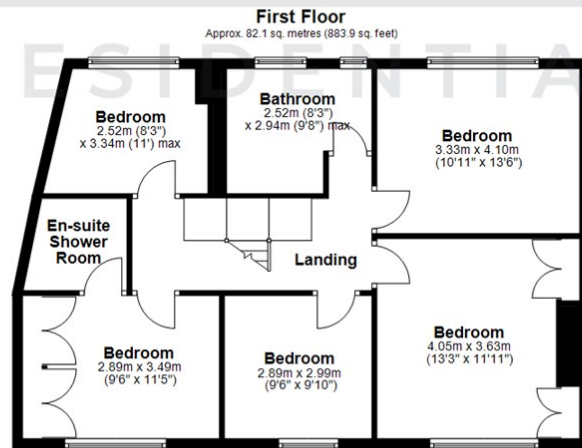
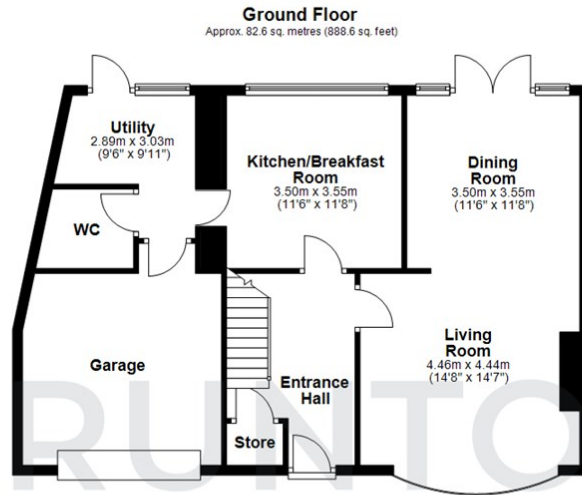
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TENURE : Freehold

LOCAL AUTHORITY : North Tyneside CC

COUNCIL TAX BAND : A

EPC RATING : D



Total area: approx. 164.7 sq. metres (1772.5 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>		68	75
(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	