

# BRUNTON

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## RESIDENTIAL



**BARMOOR DRIVE, NEWCASTLE UPON TYNE**

**£2,750 Per Month**

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Available NOW - Rent £2,750pcm - 5 Bedroom - Semi Detached - Sought After Location - Garage and Private Driveway - EPC C

The property offers five generously proportioned bedrooms, master with walk through wardrobe and modern ensuite bathroom and another bedroom enjoying the added convenience of contemporary ensuite facilities. The ground floor provides excellent living accommodation, including a large, bright open plan kitchen dining area, ideal for both everyday living and entertaining, alongside an additional generously sized family room.

Externally, the property boasts a delightful rear garden that overlooks woodland beyond, with open views perfect for outdoor relaxation, together with a driveway and garage providing ample off-street parking.

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Upon entering the property, you are welcomed by a spacious entrance hallway, complete with a convenient ground floor WC and staircase rising to the first-floor landing. To the front of the property is the family room with a large bay window looking out onto the front garden and beyond. To the rear, the modern fitted kitchen is well appointed with some integrated appliances including a Miele dishwasher and Rangemenster double oven and a breakfast bar, complemented by a window overlooking the rear garden. The kitchen provides access to a practical utility room, as well as doors leading to both the garden and the integral garage. Positioned to the left, the impressive open plan dining room, provides a bright and versatile living space. This area is further enhanced by French doors opening onto the garden and sunroof that allow an abundance of natural light to flood the room.

The first floor offers a well proportioned double bedroom, and a large, full depth, dual aspect room which could be an additional reception room or bedroom depending on needs. A family bathroom serves this level and is fitted with a bath, separate shower, and washbasin.

The second floor comprises three additional bedrooms. One bedroom benefits from an en-suite shower room, while the master bedroom enjoys the added luxury of an en-suite bathroom and walk through wardrobe.

Externally, the property offers a driveway to the front leading to the garage and a town garden with mature shrubs to the front. To the rear, the enclosed garden is thoughtfully landscaped, featuring a well maintained lawn, paved seating area, flowerbeds, and a pathway surrounding the lawn, providing an ideal space for outdoor relaxation and entertaining.



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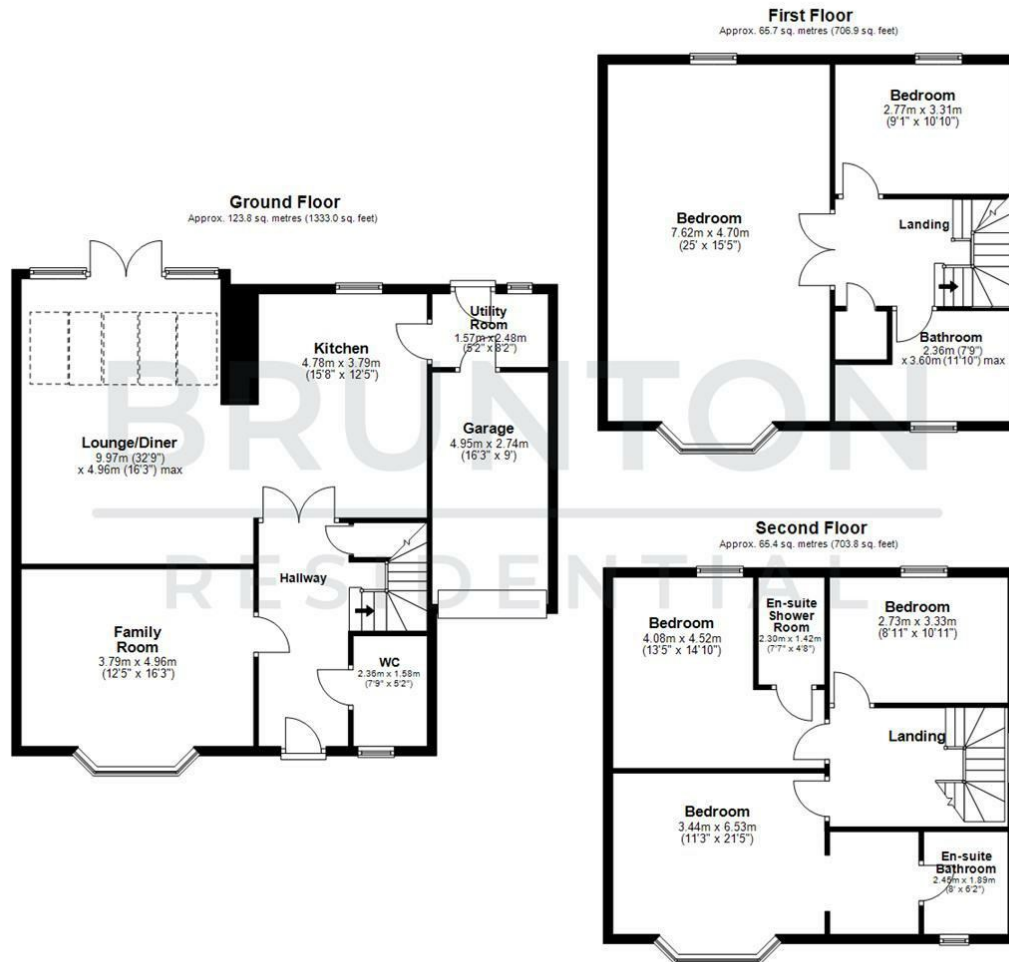
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TENURE :

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : F

EPC RATING : C



Total area: approx. 254.9 sq. metres (2743.6 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) 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 |  |                         |           |
|   |  | 79                      | 82        |
| 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 |           |