

# BRUNTON

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## RESIDENTIAL



**THORNHAUGH AVENUE, WHICKHAM, NEWCASTLE UPON TYNE, NE16**

**£375,000**

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Well-presented and extended four-bedroom detached family home situated within a popular residential area of Whickham, offering spacious and flexible accommodation ideal for modern family living.

Internally, the property benefits from a generous open-plan lounge/dining room, leading through to an extended kitchen/dining space which creates a sociable hub of the home. Additional ground floor features include a utility area with WC and a separate home office, providing excellent flexibility for a range of uses. To the first floor, there are four bedrooms, including a master bedroom with en-suite facilities, along with a particularly spacious family bathroom. Externally, the property enjoys a south-facing rear garden with a raised lawn area, offering a pleasant and private outdoor space.

The property is well placed for access to local shops, schools and amenities within Whickham, as well as excellent transport links to Newcastle and the surrounding areas.

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The internal accommodation comprises: an entrance porch leading into a spacious open-plan lounge/dining room, providing a bright and versatile living space with stairs rising to the first floor landing. The dining area offers ample space for family dining and entertaining and benefits from double doors leading through to the extended kitchen/dining area. The kitchen forms part of the extended section of the property and is fitted with a range of wall and base units along with integrated appliances, creating a practical and sociable space for everyday family living. The kitchen opens into a further dining area and benefits from doors leading out to the rear garden. From the dining room, there is access to a useful utility area with a convenient ground-floor WC, which in turn provides access to a home office positioned to the rear of the integral garage. The garage is fitted with an electric roller door and offers both storage and parking potential.

The first floor landing gives access to four bedrooms, three of which are well-proportioned doubles and a fourth single bedroom. The master bedroom, located within the extended section, benefits from fitted wardrobes and an en-suite shower room comprising a walk-in shower, WC and wash basin. A well-appointed and particularly spacious family bathroom completes the internal accommodation, featuring a bath, separate walk-in shower, WC and wash basin.

Externally, the property benefits from a south-facing rear garden, which enjoys excellent levels of natural sunlight and includes a raised lawn area, providing an ideal outdoor space for relaxation and family use.



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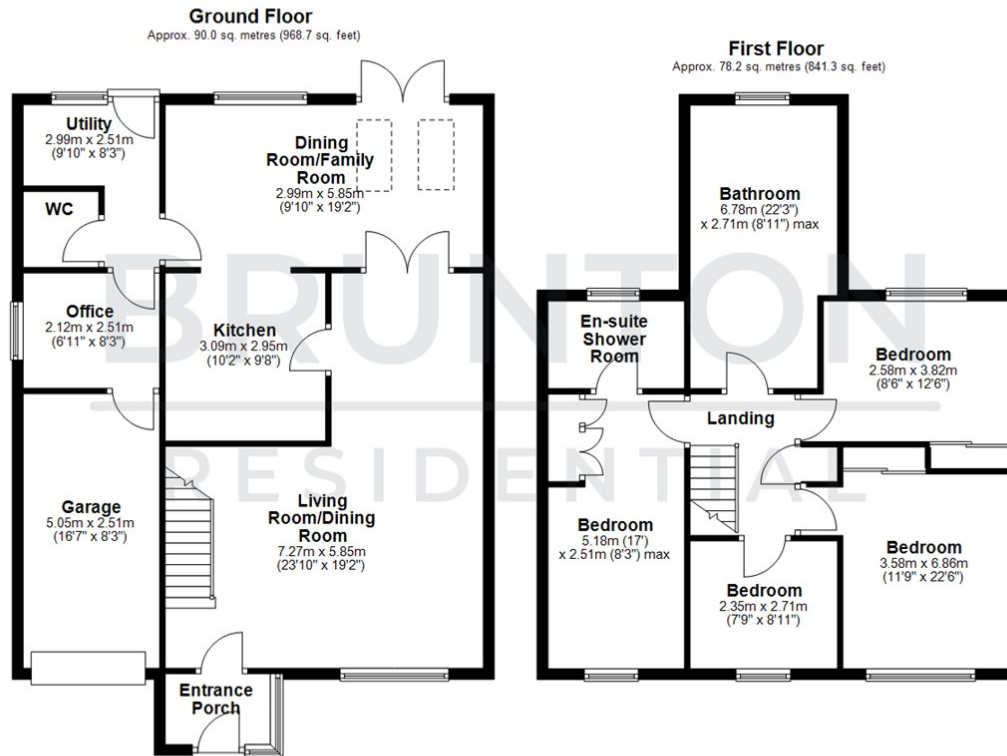
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Gateshead CC

COUNCIL TAX BAND : D

EPC RATING : C



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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		70	79
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	