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WHITEADMIRAL PLACE, GREAT PARK, NE13

Offers Over £595,000

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Brunton Residential are delighted to present to the market this immaculate ‘Sandwich’ home by Taylor Wimpey, ideally positioned within the highly sought-after West Heath development at Newcastle Great Park, located on Whiteadmiral Place.

The Sandwich is an impressive and spacious five bedroom detached home, benefiting from an detached double garage and well proportioned accommodation throughout. The welcoming entrance hall provides access to a generous living room, a contemporary kitchen and family area, a separate snug and a kitchen diner offering versatile living spaces ideal for modern family life. The ground floor is further complemented by a cloakroom and a convenient ground floor WC.

To the first floor are five well-sized bedrooms, including a principal bedroom and second bedroom, both featuring en suite shower rooms. A modern family bathroom serves the remaining bedrooms, completing the accommodation.

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Accommodation briefly comprises, substantial entrance hallway where the current owners have re configured the layout to offer a convenient storage cupboard. To the right of the hallway is the dual aspect lounge spanning the depth of the property with forward facing window over the green and French doors into the rear garden. At the rear of the hallway is the open plan kitchen/dining/family area that has also opened up into the original dining room with glazed double doors allowing natural light to fill this stunning space. The kitchen are is complete with integrated appliances and further garden access through French doors.

Off the landing to the first floor are five well proportioned bedrooms, the master and bedroom two both benefiting from built in wardrobes and en suite shower rooms. The three piece family bathroom with shower over the bath serve the remaining three bedrooms on this level.

Externally the property has a town garden to the front and overlooks the green area. To the side of the property is a multi vehicle drive offering off street parking and a double detached garage with pitched roof. To the rear is a South West facing enclosed garden with multiple access points offering a great place for alfresco entertaining during those warm summer nights.



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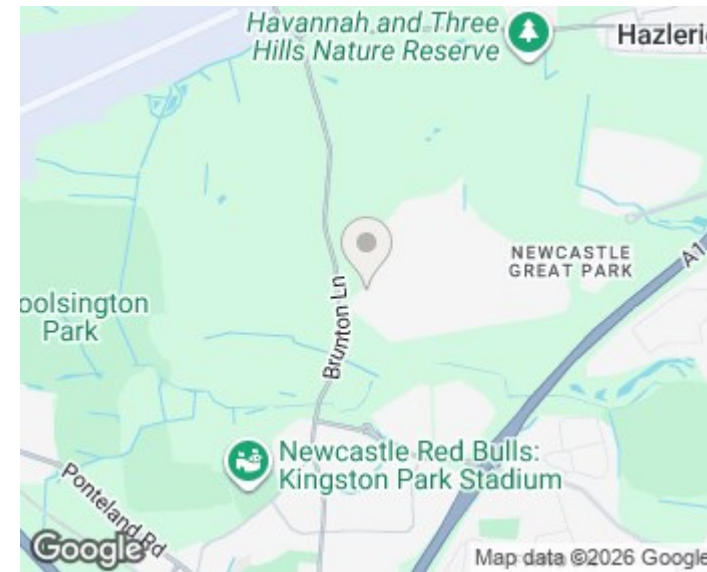
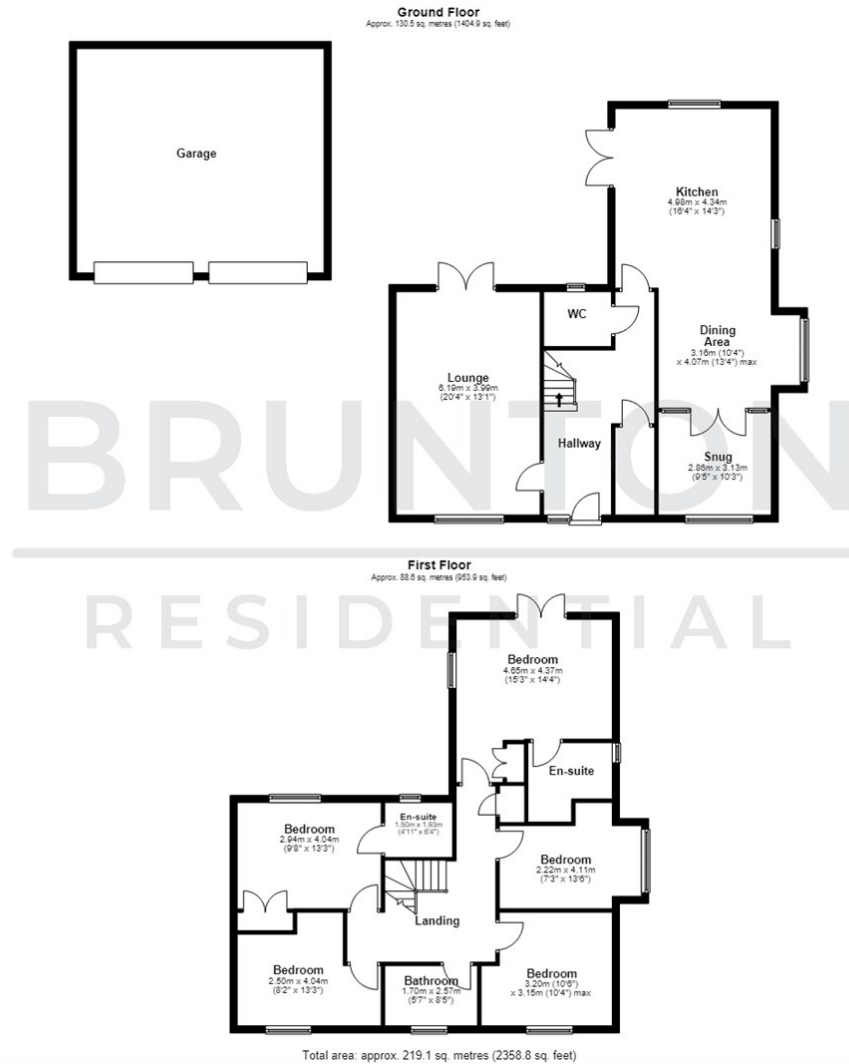
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : F

EPC RATING : B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		86	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	