

BRUNTON

RESIDENTIAL



ESPERLEY AVENUE, GREAT PARK, NE13

Offers Over £299,950

BRUNTON

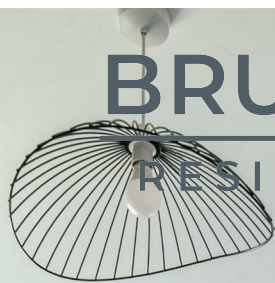
RESIDENTIAL





BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL



Well presented detached three bedroom home located on Esperley Avenue in Newcastle, offering modern and well balanced accommodation ideal for family living. The property benefits from a practical layout, good natural light and private outdoor space.

The ground floor comprises a welcoming entrance hall, a bright front facing lounge and a spacious kitchen/diner to the rear, fitted with integrated appliances and featuring French doors opening onto the garden. A useful utility area and ground floor WC complete the downstairs accommodation. To the first floor are three bedrooms, including a principal bedroom with en-suite and Juliet balcony, alongside a well appointed family bathroom. Externally, the property benefits from a driveway and single garage providing off street parking, while the enclosed rear garden is mainly laid to lawn, offering a private and versatile outdoor space.

Esperley Avenue is well positioned within Newcastle, providing access to local amenities, schools and excellent transport links into the city centre and surrounding areas.

BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

The internal accommodation comprises: a welcoming entrance hall with stairs to the first floor. To the left, a door leads to a bright lounge with a window overlooking the front of the property. Adjacent to this is a convenient ground floor WC and a further door leading into the kitchen/diner. The kitchen/diner spans the width of the property, and is well equipped with a range of fitted wall and base units and integrated appliances. The space has French doors leading out to the garden, access to a useful utility area and ample room for dining furniture.

The first-floor landing gives access to three bedrooms. The master bedroom to the front of the property is full width and enjoys an en-suite shower room and sliding doors to a Juliet balcony, while a well appointed family bathroom serves the remaining bedrooms.

Externally, the property enjoys a driveway leading to a single garage, offering off street parking for approximately two vehicles. To the rear, the garden is laid mainly to lawn and is enclosed with timber fencing, creating the ideal space for everyday family living and entertainment.



BRUNTON

RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : D

EPC RATING : C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		79	
(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			
(81 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	