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GATEKEEPER CLOSE, GREAT PARK, NE13

Offers Over £700,000

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Substantial five-bedroom family home located on Gatekeeper Close within the sought-after Great Park development, offering spacious and versatile accommodation ideal for modern living. This 'Portrush' by Taylor Wimpey benefits from multiple reception areas, excellent natural light and a practical layout suited to growing families.

The ground floor comprises a welcoming entrance hall, a front-facing sitting room with a media wall, a dual-aspect lounge with French doors, and a versatile study. To the rear, a generous kitchen/dining room features integrated appliances and two sets of French doors opening onto the garden, creating a superb space for entertaining. A utility room and ground-floor WC complete the layout. Upstairs, five well-proportioned bedrooms include a principal suite with walk-in wardrobe and en-suite, a second en-suite bedroom, and a family bathroom. Externally, the property benefits from front and rear gardens, with the rear garden mainly laid to lawn with patio areas.

Gatekeeper Close is ideally positioned within Newcastle Great Park, offering access to local amenities, well-regarded schools and excellent transport links into Newcastle city centre and beyond.

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The internal accommodation comprises: a welcoming entrance hall with stairs leading to the first-floor landing. Immediately to the right is a convenient ground-floor WC, a sitting room with a large window overlooking the front of the property, and a media wall. Adjacent to this is a useful utility room with a door leading outside. A kitchen/dining room is situated to the rear of the property, and is well-equipped with a modern range of fitted wall and base units, as well as integrated appliances. There is ample space for dining furniture, and two sets of French doors leading out to the garden, allowing for convenient indoor/outdoor living. To the left of the hallway is a bright dual-aspect lounge with French doors leading to the rear garden. A versatile study completes the ground-floor accommodation.

The first-floor landing provides access to five well-proportioned bedrooms, including a generous master bedroom that benefits from a walk-in wardrobe and en-suite facilities. The bedroom adjacent to the master bedroom, situated to the rear, also benefits from an en-suite, while a well-appointed family bathroom serves the remaining bedrooms.

Externally, the property benefits from a well-maintained front lawn to the front, along with an enclosed garden to the rear. 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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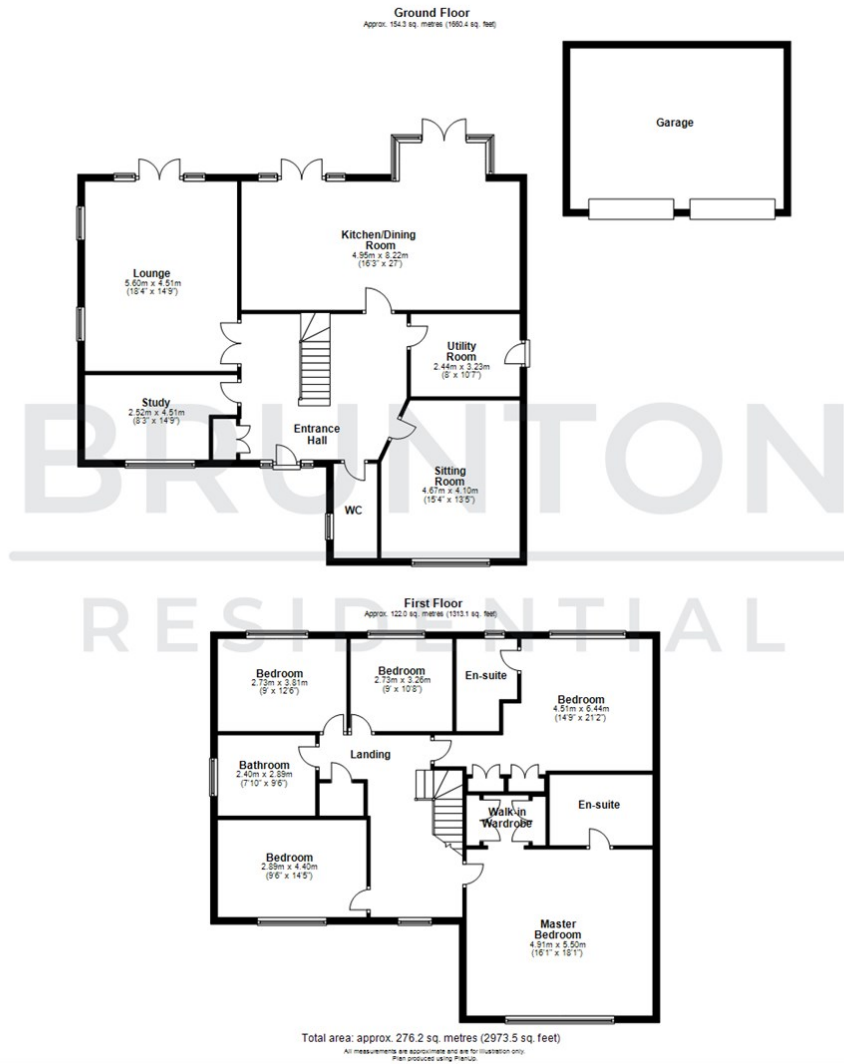
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : G

EPC RATING : B



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			
		87	91
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	