

BRUNTON

RESIDENTIAL



ELEMORE CLOSE, NEWCASTLE UPON TYNE, NE13

Offers Over £330,000

BRUNTON

RESIDENTIAL





BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL



Well-presented four-bedroom detached family home located in Elemore Close, Newcastle Upon Tyne.

The property is arranged over two storeys and includes a spacious lounge, an open-plan kitchen/diner, and a convenient WC on the ground floor. The first floor offers four bedrooms, including a main bedroom with an en-suite, along with the family bathroom. Externally, the property benefits from a private driveway, an integral garage, and a generous enclosed rear garden.

Situated in the popular Great Park area of Newcastle Upon Tyne, the property is well placed for access to local shops, supermarkets, cafés, and everyday amenities, along with well-regarded schools nearby. There are excellent road links to the A1, A19, and Newcastle city centre, while regular public transport routes and nearby rail connections make commuting straightforward. The area is well-suited to families and professionals looking for modern living with convenient access to both the city and the surrounding areas.

BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

The internal accommodation comprises: a welcoming entrance hallway with herringbone flooring, stairs leading up to the first floor, understairs storage and access to a modern, convenient WC with contemporary fittings. To the right is a well-proportioned lounge with a large front-facing window and ample space for freestanding furniture.

To the rear of the property is an open-plan kitchen/diner with tiled flooring and French doors opening to the rear garden, creating a bright and practical living space. The kitchen is fitted with a range of wall and base units, granite work surfaces, a double oven, a gas hob with extractor above, and generous preparation space.

The first-floor landing includes storage and gives access to four bedrooms and the family bathroom. The main bedroom is a generous double room with fitted wardrobes, a modern en-suite shower room, and sliding doors opening onto the front balcony. A second double bedroom also benefits from sliding doors to the front balcony, while a third double bedroom includes fitted wardrobes and sliding doors opening to a Juliet balcony overlooking the rear. The fourth bedroom is a single room, ideal as a nursery, dressing room or home office. Completing the first floor is the family bathroom with tiled flooring and partially tiled walls.

Externally, the property benefits from a lawned front garden, a private driveway providing off-road parking, and an integral garage. To the rear is a generously sized enclosed garden, mainly laid to lawn with fenced boundaries and patio space, ideal for family use and outdoor entertaining.



BRUNTON

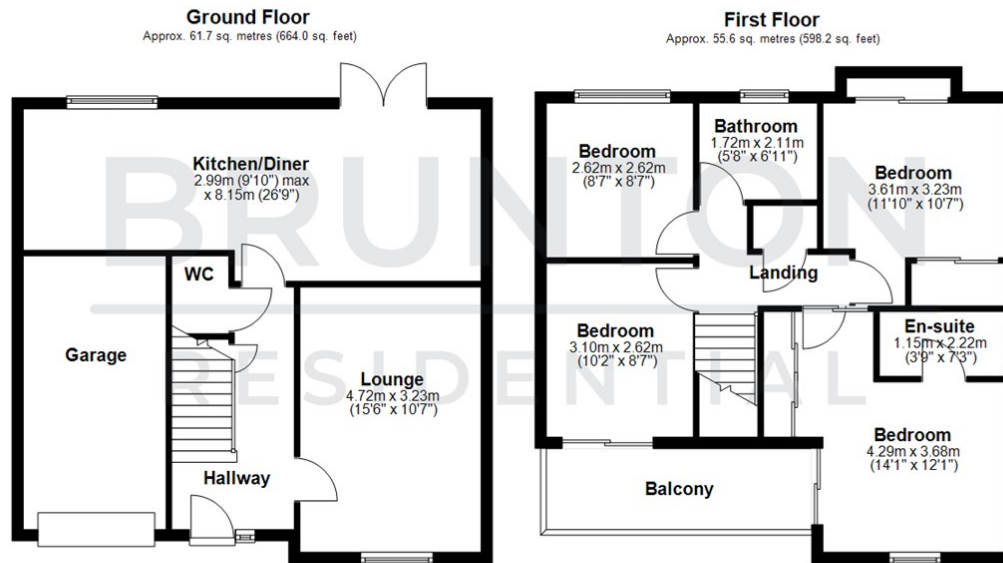
RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

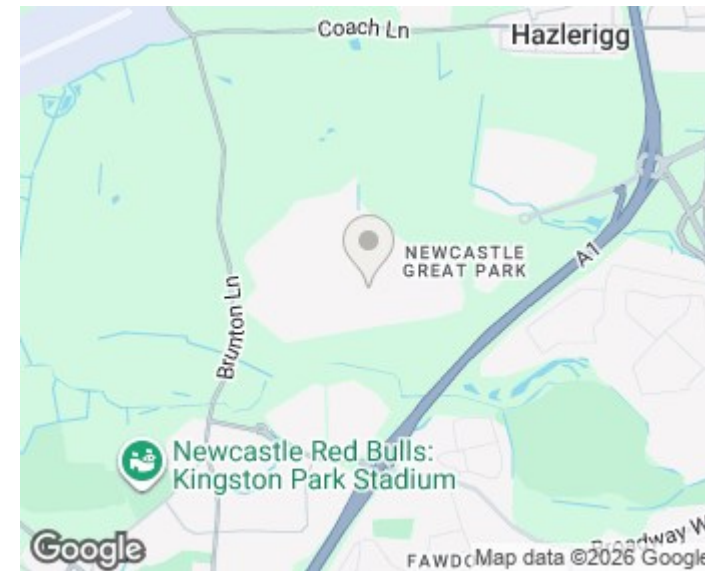
COUNCIL TAX BAND : E

EPC RATING :



Total area: approx. 117.3 sq. metres (1262.2 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			
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	