

# BRUNTON

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## RESIDENTIAL



**MEADOW HILL, NEWCASTLE UPON TYNE, NE15 9BZ**

**£319,950**

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Well-presented four-bedroom detached house located in Meadow Hill, Newcastle Upon Tyne.

The property is arranged over two storeys and offers a practical layout including an entrance hallway with a convenient WC and a home office, alongside a spacious open-plan kitchen/dining and living area and a separate utility room. On the first floor, there are four bedrooms, including an en-suite to the main bedroom, along with a family bathroom. Externally, there is an enclosed rear garden and off-road parking with a detached garage.

The property is situated within a residential area close to local shops, supermarkets and schools, with further amenities available in nearby West Denton and Denton Burn. There is convenient access to the A1 and A69, along with regular public transport links into Newcastle city centre, making it suitable for families and professionals.

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The internal accommodation comprises: a welcoming entrance hallway with stairs leading up to the first floor and understairs storage, with a convenient WC positioned to the left and a home office located to the front.

To the rear, the property opens into a spacious open-plan kitchen/dining/family room arranged in an L-shaped layout, creating distinct areas for living and dining. The lounge area is positioned towards the front of the property within this space, with fitted carpet, leading through to the dining area and into a modern fitted kitchen complete with a range of wall and base units, a gas hob with extractor over, an integrated oven and a wine cooler along with further integrated appliances. The room is finished with tiled flooring and benefits from bi-folding doors opening out to the rear garden. A separate utility room provides additional storage and plumbing for appliances.

The first-floor landing includes storage and gives access to four bedrooms and the family bathroom. The main bedroom is a double room with fitted wardrobes and an en suite shower room fitted with a shower, WC and wash hand basin. There are two further double bedrooms, one of which includes fitted wardrobes with sliding doors, along with a single bedroom with fitted storage. The family bathroom is fitted with a bath with a shower over, WC and a wash hand basin.

Externally, to the side and rear, there is off-road parking and access to a detached garage, which also provides direct access into the garden. The rear garden is enclosed and designed for low maintenance, with a paved patio area and a lawn, offering a practical outdoor space.



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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : E

EPC RATING : B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>84</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			
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	