

# BRUNTON

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## RESIDENTIAL



**DENTON ROAD, NEWCASTLE UPON TYNE, NE15**

**Offers Over £325,000**



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Substantial four-bedroom detached family home occupying an elevated position with outstanding open rear views over open fields and parkland.

The property offers an excellent range of reception space, including a generous open-plan lounge and dining room, a separate snug, and a superb garden room that provides an exceptional extension of the living accommodation. The well-appointed kitchen, useful utility room and four well-proportioned bedrooms, including a principal bedroom with en-suite, ensure the home is perfectly suited to modern family life.

Externally, the generous gardens make the most of the property's wonderful position, providing attractive lawned areas and patio seating. The property is built with no neighbouring properties to the rear meaning it is not overlooked. The detached garage and ample parking complete what is a highly impressive family home.







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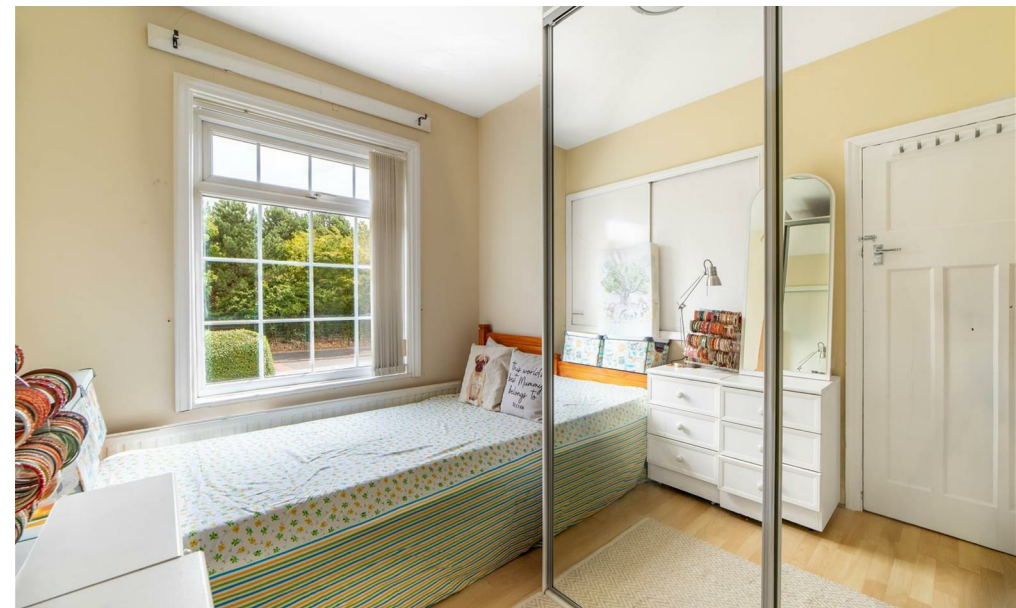
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The internal accommodation comprises: An entrance porch leads into a welcoming entrance hall, with staircase to the first floor. Positioned immediately to the right is the impressive open-plan lounge and dining room, a generous dual-aspect reception space enjoying an abundance of natural light. The lounge flows seamlessly into the dining area before continuing through to the kitchen, creating an excellent layout for modern family living and entertaining. The kitchen is fitted with a comprehensive range of wall and base units, complementary work surfaces and ample space for appliances. Beyond the kitchen is a useful utility room providing additional storage and workspace, together with access to the ground floor bathroom, which is fitted with a bath, wash hand basin and WC. Returning to the entrance hall, a well-proportioned snug offering excellent versatility as a second sitting room, home office or playroom. Both the snug and the lounge benefit from French doors leading into the superb garden room/family room, undoubtedly one of the standout features of the home. This bright and spacious reception room enjoys windows overlooking the rear garden together with French doors opening directly onto the patio, creating an exceptional space for relaxing, entertaining and enjoying the surrounding views.

To the first floor, the landing provides access to four well-proportioned bedrooms and the family bathroom. The principal bedroom enjoys an attractive rear outlook and benefits from a contemporary en-suite shower room. Bedrooms two and three are both spacious double bedrooms with built-in storage, whilst bedroom four is also a well-proportioned room offering flexible accommodation for family members, guests or those working from home. Completing the accommodation is the family bathroom, fitted with a bath, overhead shower, wash hand basin and WC.

Externally, the property occupies a generous plot with beautifully maintained gardens enjoying far-reaching views to the rear. The rear garden is predominantly laid to lawn with a paved patio and covered seating area, creating an excellent space for outdoor entertaining. A detached garage provides secure parking and additional storage.





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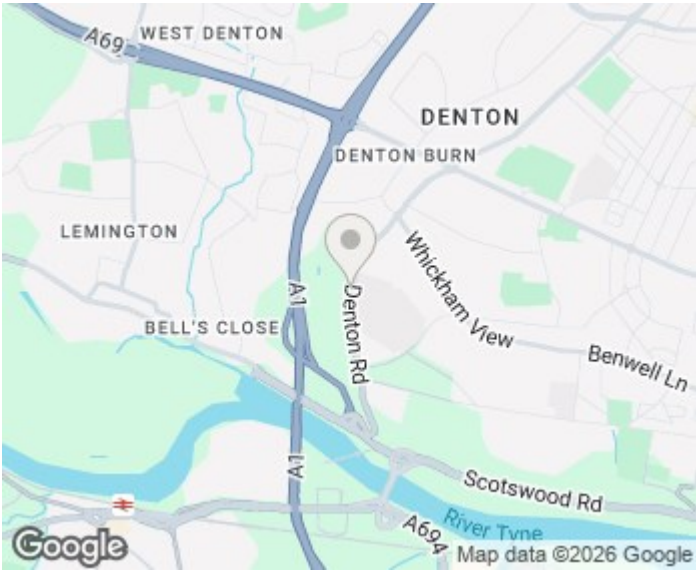
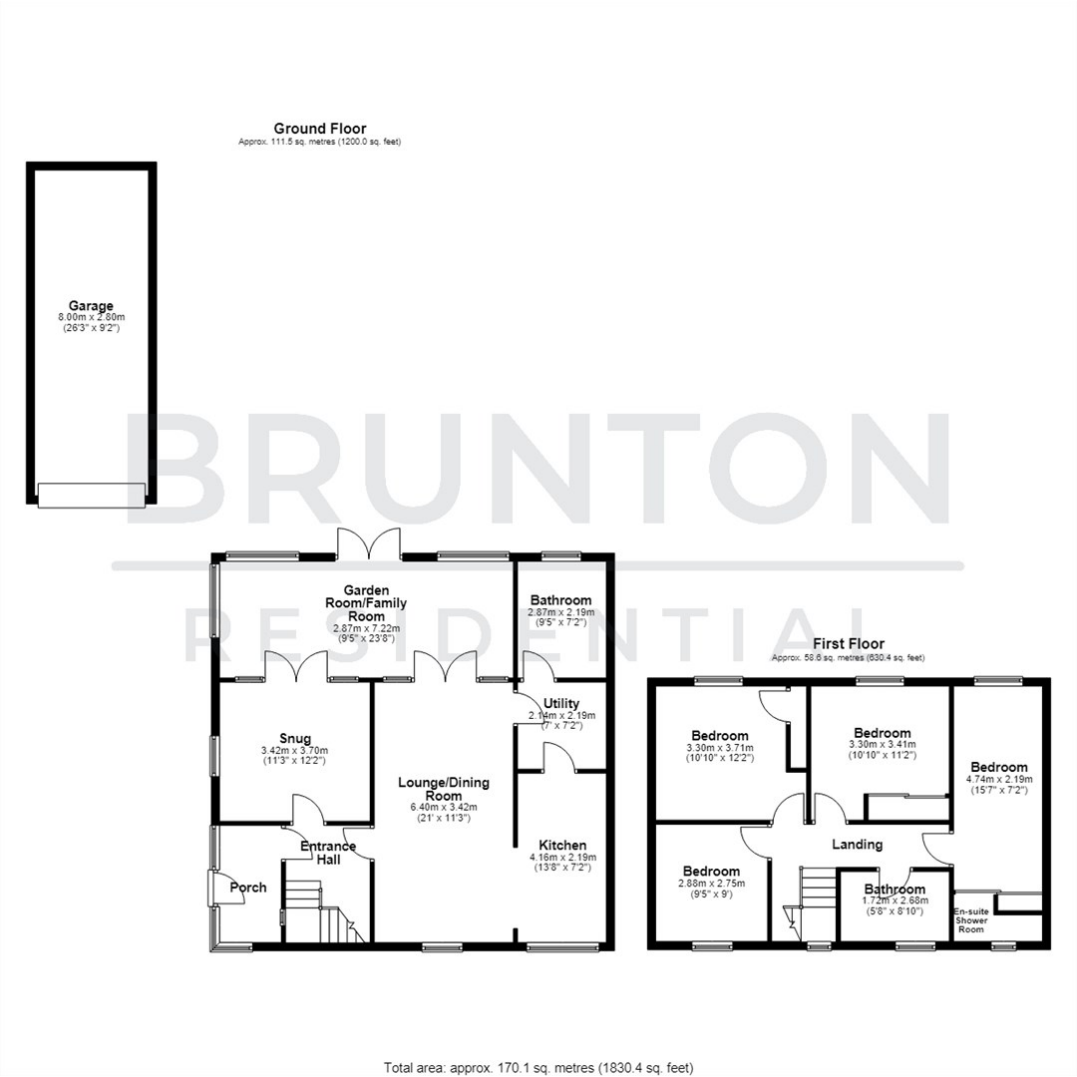
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : D



| 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 |         |           |
|                                             | 66      | 71        |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |
|                                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |
| England & Wales                                                 |         |           |