

# BRUNTON

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RESIDENTIAL



**OSPREY WALK, GREAT PARK, NE13**

Offers Over £295,000

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Immaculately presented three bedroom detached family home, ideally positioned within the popular residential area on Osprey Walk, Great Park with South facing rear garden and garage conversion.

The property offers well balanced and modern accommodation, including a spacious lounge and an impressive open plan kitchen diner spanning the width of the property with French doors opening onto the rear garden. The layout is designed with practicality in mind, benefitting from a separate utility room, ground floor WC, and three well proportioned bedrooms, with the main bedroom featuring an en-suite shower room.

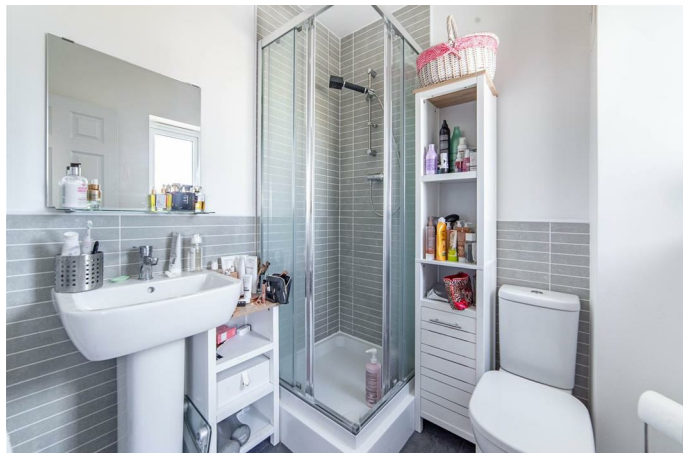
Externally, the property benefits from an enclosed South facing rear garden that has been fully landscaped creating an outdoor space designed to improve its visual appeal and functionality with patio and raised decking, providing a great space for alfresco seating and entertaining with access to the bar/home office/snug area.

The location offers excellent access to local amenities, well regarded schools, and strong transport links, including easy access to the A1 and routes into Newcastle city centre, making it a highly convenient and desirable place to live.

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The internal accommodation briefly comprises a welcoming entrance hallway with staircase rising to the first floor landing, a useful understairs storage cupboard, and a convenient ground floor WC. Hardwood flooring extends throughout the ground floor, adding a stylish and cohesive finish.

Positioned to the front of the property is a spacious and beautifully presented lounge, featuring a contemporary panelled feature wall and a large window that fills the room with natural light.

To the rear, the home opens into an impressive open plan kitchen dining room spanning the full width of the property, creating a superb space for modern family living and entertaining. The dining area benefits from French doors opening onto the rear garden, seamlessly blending indoor and outdoor living. The kitchen is fitted with a range of modern wall and base units, complemented by integrated appliances including an oven, hob, and extractor fan, along with contemporary work surfaces and ample storage throughout. A separate utility room provides additional practicality and storage space and is currently styled as a bar area.

To the first floor, the bright and airy landing provides access to three well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and a stylish modern en-suite shower room. The remaining bedrooms are served by a well appointed family bathroom featuring a bath with overhead shower, WC, and wash hand basin, finished with attractive contemporary tiling. A further storage cupboard is also located off the landing.

Externally, the property enjoys an attractive frontage with a pathway leading to the entrance and a lawned town garden to the side. To the rear is a beautifully landscaped, enclosed south-facing garden, thoughtfully designed to maximise outdoor enjoyment. Predominantly laid to lawn, the garden also features a block paved patio area directly accessed from the kitchen, ideal for al fresco dining. A raised decked terrace provides additional seating and entertaining space, perfectly positioned to enjoy the evening sun. French doors lead into the rear section of the garage, which has been converted into a versatile snug, home office, or bar area. The front section of the garage has been retained for useful storage, while a driveway provides off-street parking.



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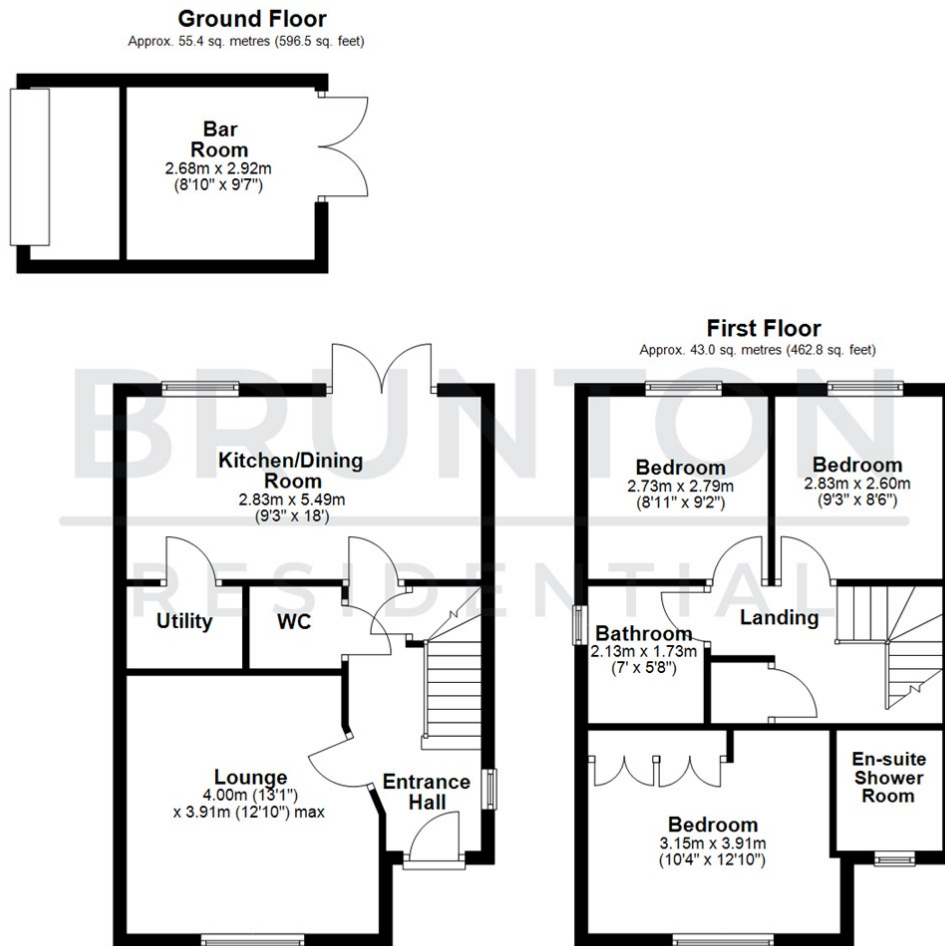
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : D

EPC RATING : C



Total area: approx. 98.4 sq. metres (1059.2 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) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>75</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			
(81 plus) <b>A</b>			
(61-80) <b>B</b>			
(41-60) <b>C</b>			
(21-40) <b>D</b>			
(1-20) <b>E</b>			
(1-20) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	