

# BRUNTON

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RESIDENTIAL



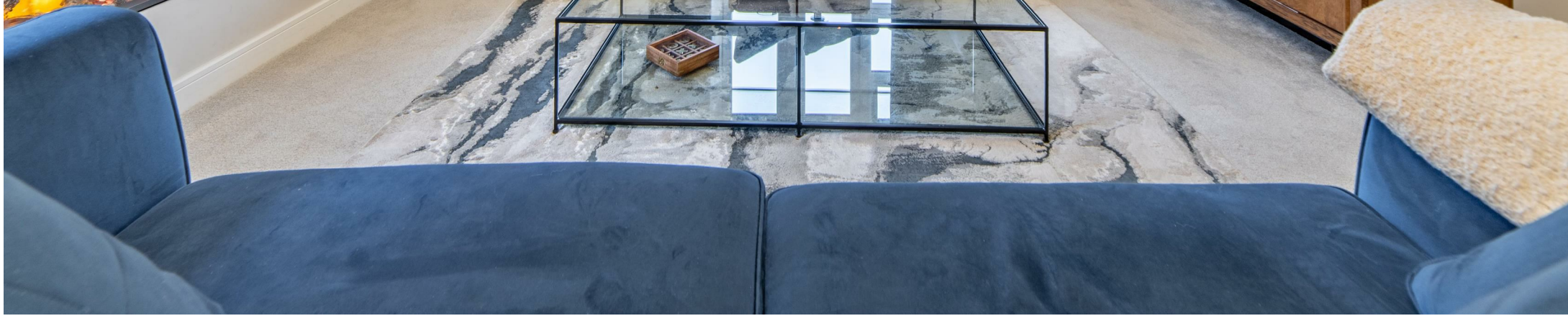
**WHITEADMIRAL PLACE, NE13**

Offers Over £750,000

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Impressive five-bedroom detached Portrush-style family home, occupying a generous plot within the highly regarded West Heath development on Great Park.

The property offers spacious and versatile accommodation throughout, including multiple reception rooms, a substantial open-plan kitchen and dining area with central island and French doors to the rear garden, utility room, luxurious principal bedroom suite with dressing areas and en-suite, and a detached double garage partially converted. The landscaped rear garden has been thoughtfully designed with porcelain tiled seating areas, pergolas, and lawned sections, creating an excellent outdoor entertaining space.

West Heath is widely regarded as one of the most desirable areas within Great Park, benefitting from more generous plot sizes, increased spacing between properties, and a strong sense of openness. The location remains well placed for access to local amenities, schooling, and transport links, including the A1, with nearby Gosforth and Newcastle city centre providing an extensive range of shopping, leisure, and dining facilities.

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The internal accommodation comprises: a welcoming entrance hallway centred around a grand staircase, immediately creating a strong sense of space and presence upon entering the home. Positioned to the left-hand side is a versatile reception room, currently utilised as a gym, which would also lend itself well as a home office or study. Beyond this is the formal lounge, a beautifully presented reception space benefiting from French doors opening directly onto the rear garden and allowing for excellent natural light throughout.

Returning through the hallway, there is a convenient ground floor WC alongside a further reception room, currently arranged as a family snug/children's room, originally designed as a formal dining room. The hallway leads through to the utility room, which provides additional storage, appliance space, and side access to the property. To the rear is an impressive open-plan kitchen and dining space, enhanced by the current owners with the addition of a central island, significantly improving both practicality and presentation. The room benefits from two sets of French doors opening onto the rear garden, creating a bright and sociable environment ideal for modern family living and entertaining.

To the first floor, the landing provides access to five well-proportioned bedrooms. The principal bedroom suite is particularly impressive, featuring a dedicated dressing area, additional fitted dressing space, and a luxurious four-piece en-suite bathroom incorporating a freestanding bath and separate shower enclosure. Bedroom two also benefits from an en-suite shower room, while the remaining bedrooms are served by a family bathroom. Externally, the property occupies a generous plot with beautifully landscaped rear gardens featuring porcelain tiled seating areas, pergolas, and lawned sections designed for outdoor entertaining. The property further benefits from a detached double garage and driveway providing off-street parking for multiple vehicles, with part of the garage thoughtfully converted into a functional living space, featuring patio doors opening into the garden. Solar panels with battery storage further enhance the home's long-term energy efficiency.



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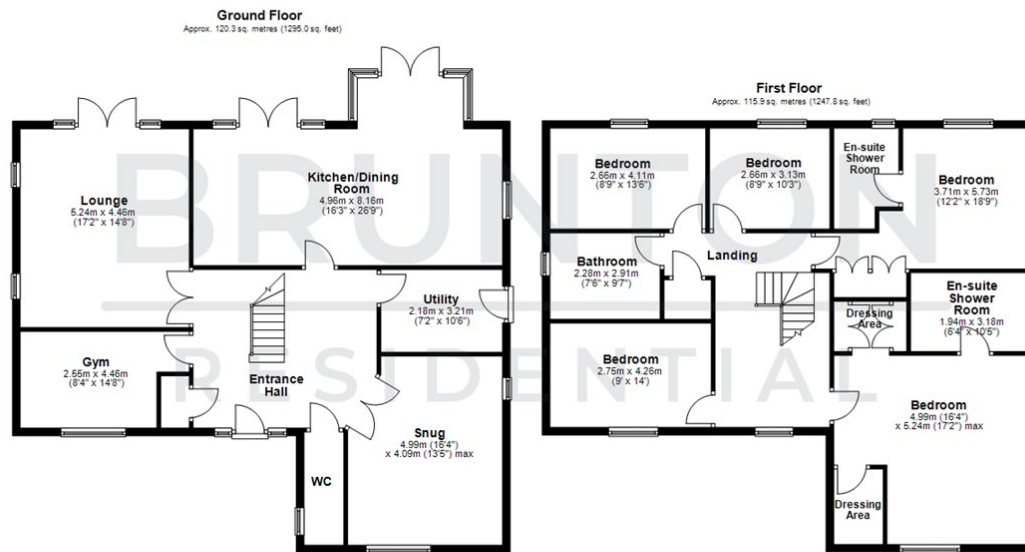
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : G

EPC RATING : B



Total area: approx. 236.2 sq. metres (2542.9 sq. feet)  
All measurements are approximate and are for illustration only.  
Ramp produced using RampUp.



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (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 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 |           |