

# BRUNTON

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## RESIDENTIAL



**WHITWORTH ROAD, FENHAM, NE4**

Guide Price £345,000

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Modern Detached Family Home Boasting Over 1,500 Sq ft of Internal Living Space Including a Superb Open Plan Kitchen/Dining and Family Space, Lounge, Four Bedrooms with Family Bathroom plus En-Suite Shower Room, Driveway for Two Vehicles, Integral Garage & Delightful South Facing Lawned Rear Gardens!

This excellent, modern detached family home is ideally located on Whitworth Road, Newcastle upon Tyne. Whitworth Road forms part of the new Whitworth View development which was constructed by Bellway and Ascent Homes in the last 2 years.

The property is positioned close to excellent local amenities and transport links providing great access into Newcastle City Centre and throughout the region.

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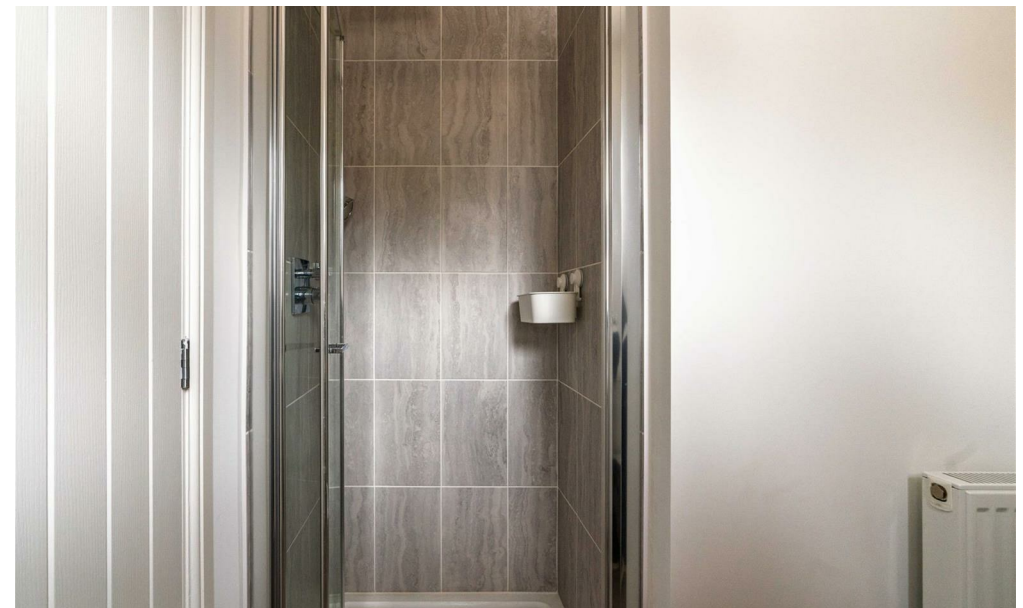
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The internal accommodation comprises: an entrance vestibule leading through to a welcoming hallway with stairs rising to the first floor. Positioned to the left is a spacious living room, benefiting from a walk-in bay window overlooking the front aspect.

To the rear of the property is an impressive open-plan kitchen/dining room, forming the heart of the home and providing an excellent space for both everyday living and entertaining. The kitchen is fitted with a range of contemporary wall and base units, generous work surface space, and integrated appliances, while French doors open directly onto the rear garden allowing for excellent natural light throughout the space. Adjacent to the kitchen is a useful utility room with external access, alongside a convenient ground floor WC.

To the first floor, the landing gives access to three well-proportioned bedrooms, including a spacious main bedroom benefiting from an en-suite shower room. The remaining bedrooms are served by a modern family bathroom comprising a WC, wash hand basin, bath, and separate shower enclosure.

Externally, the property benefits from a driveway providing off-street parking and access to the integral garage. To the rear is an enclosed garden predominantly laid to lawn with paved patio seating areas, creating an excellent outdoor space for relaxing and entertaining.



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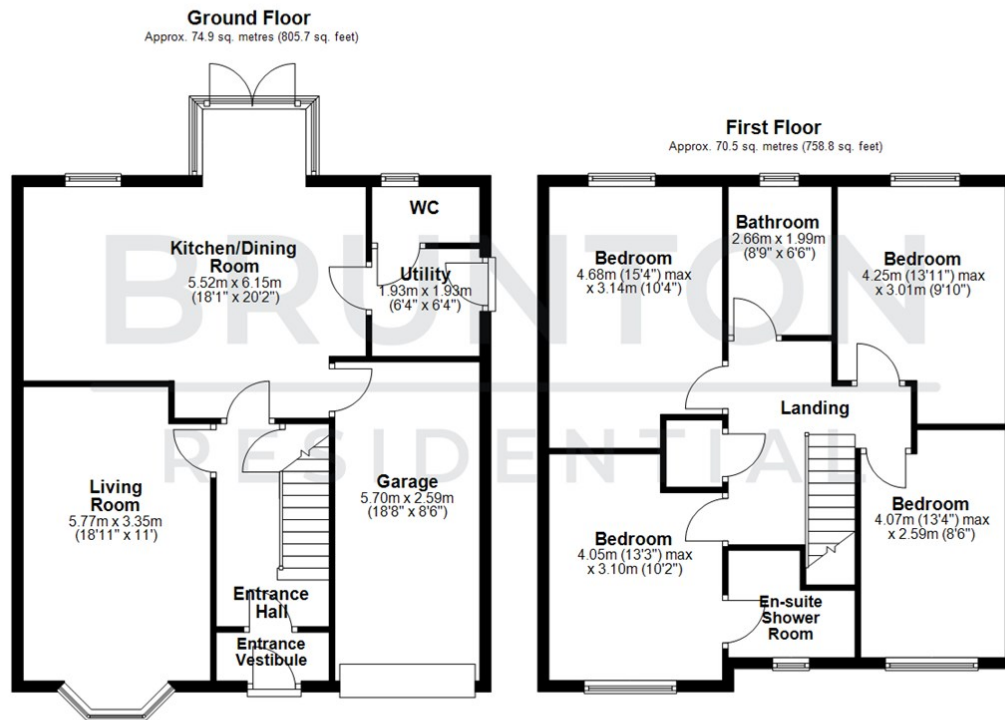
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

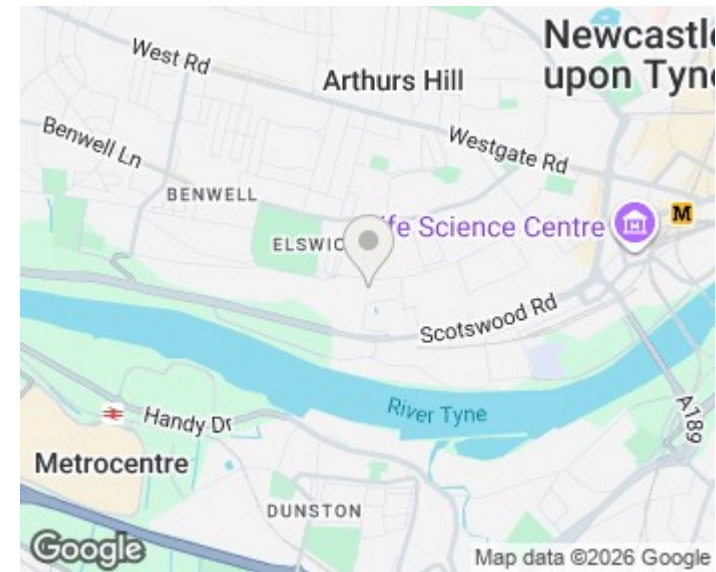
COUNCIL TAX BAND : E

EPC RATING : A



Total area: approx. 145.3 sq. metres (1564.5 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		94	94
(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 <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			
England & Wales		EU Directive 2002/91/EC	