

# BRUNTON

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## RESIDENTIAL



**WISTERIA PLACE, GREAT PARK, NE13**

**Offers Over £150,000**

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Modern two bedroom first floor apartment, situated within Wisteria Place in the popular residential development of Great Park, on the outskirts of Newcastle upon Tyne. The property offers well designed contemporary accommodation within a well regarded and increasingly sought after location.

The accommodation comprises an open plan kitchen, living and dining area, designed to maximise space and natural light, along with two well proportioned bedrooms and a modern family bathroom. The layout is ideally suited to modern living.

Wisteria Place lies within the heart of Great Park, which offers a range of local amenities including shops, cafés, and green open spaces. The area is well served by schooling for all age groups and benefits from excellent transport links, with convenient road access to the A1 and A19, and public transport connections providing easy access into Newcastle city centre and the wider Tyne and Wear region.

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The internal accommodation comprises: a welcoming entrance hallway, which provides access to all the main areas of the home. To the right is a generous open plan kitchen, living and dining space, creating a bright and sociable heart to the property. The modern kitchen is well equipped with integral appliances, including an oven, hob, and extractor fan. The kitchen also benefits from an ample range of wall and base units, providing excellent storage and workspace. French doors open onto a Juliet balcony, allowing an abundance of natural light to flow into the room.

To the left of the hallway are two well-proportioned bedrooms, with the principal bedroom benefiting from a dedicated dressing area. Positioned at the end of the hallway is a well-appointed family bathroom, fitted with a WC, washbasin, and a bath.



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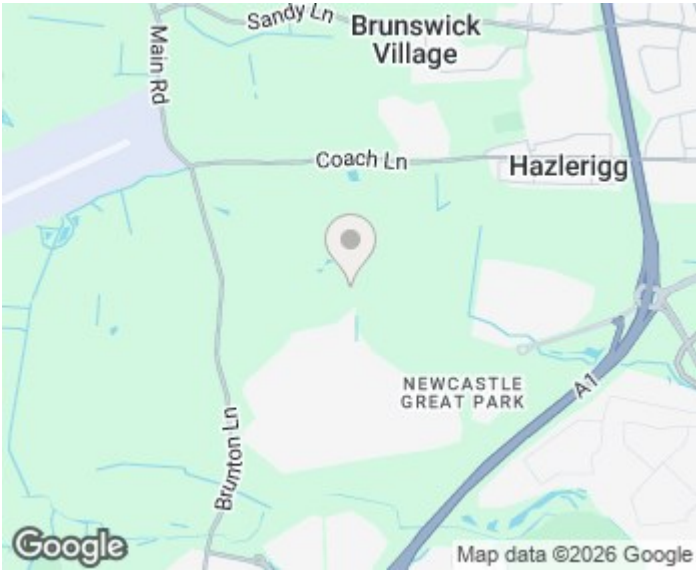
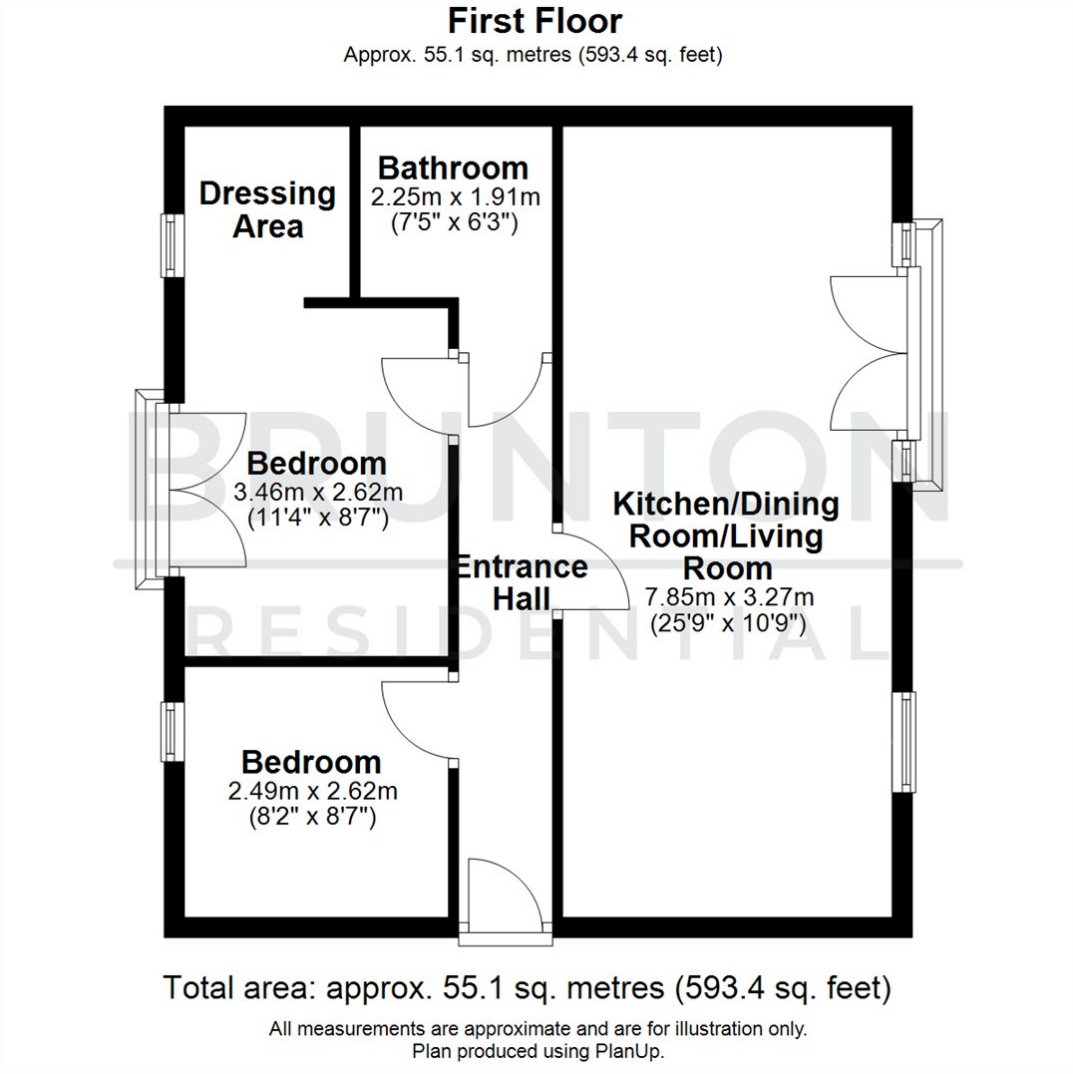
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TENURE : Leasehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : B

EPC RATING : B



| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |           | (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>                                                 |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |