

# BRUNTON

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RESIDENTIAL



**DAVENPORT DRIVE, BRUNTON PARK, NE3**

**Offers Over £375,000**

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Extended four bedroom semi detached home, occupying an attractive plot within the highly sought after Brunton Park area of Gosforth, featuring a conservatory, utility room, integral garage, and mature rear garden.

The property offers well balanced accommodation throughout, including a bright bay fronted lounge, separate dining area, and an extended kitchen designed to improve practicality and space. The conservatory enhances the ground floor layout, while the extended fourth bedroom provides flexible additional accommodation with dual aspect windows and shower facilities. Externally, the property benefits from gardens to the front and rear, driveway parking, and a mature rear garden with multiple patio areas ideal for outdoor seating and entertaining.

Brunton Park remains one of Gosforth's most desirable residential locations, offering excellent access to local amenities, well-regarded schools, transport links, and convenient routes into Newcastle upon Tyne city centre and the

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The internal accommodation comprises: an entrance hallway providing access to the principal ground floor rooms. Immediately to the left is a bright and welcoming lounge, featuring a walk in bay window overlooking the front aspect and allowing for excellent natural light.

To the rear of the lounge is a designated dining area, which flows through into a conservatory added by the current owners, creating a well connected arrangement of living spaces with direct access to the rear garden. Positioned at the end of the hallway is the kitchen, which has been extended to enhance both functionality and workspace, while adjacent to this is a useful utility area incorporating a convenient ground floor WC and providing internal access to the garage.

To the first floor, the split level landing gives access to four bedrooms and the family bathroom. The extended bedroom above the garage spans the full depth of the property and benefits from dual-aspect windows to the front and rear, along with the addition of a shower, creating a particularly versatile room within the home.

Externally, the property occupies an attractive plot with gardens to both the front and rear, alongside a driveway leading to the integral garage. The rear garden is a standout feature, being mature and well established with multiple patio seating areas, established planting, and a high degree of privacy, creating an excellent outdoor space for relaxing and entertaining.



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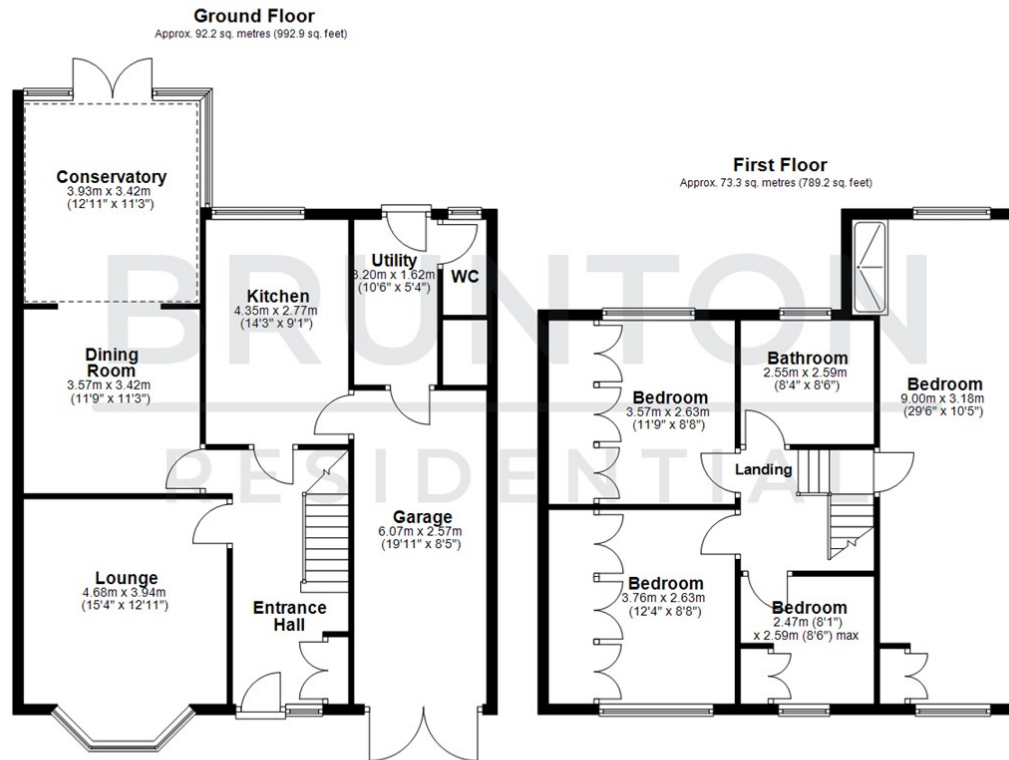
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

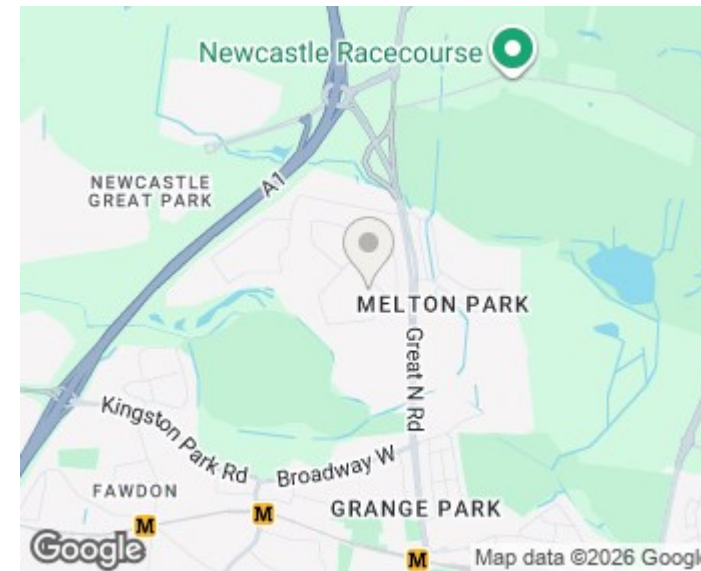
COUNCIL TAX BAND : D

EPC RATING :



Total area: approx. 165.6 sq. metres (1782.1 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>			
(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	