

# BRUNTON

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## RESIDENTIAL



**GREAT NORTH ROAD, BRUNTON PARK NE3**

**Offers Over £475,000**

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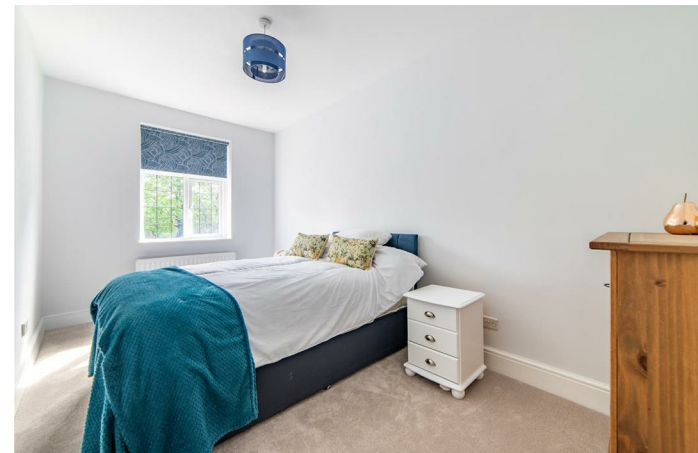
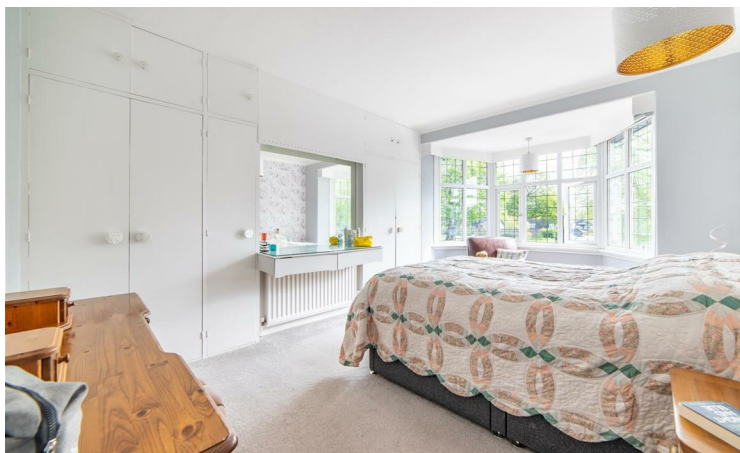
Brunton Residential are delighted to offer for sale this beautifully presented extended five bedroom semi-detached home on Great North Road, situated in the highly sought after Brunton Park area.

This spacious property offers bright and modern living throughout, featuring an inviting lounge with French doors into the rear garden, dining room with walk in bay and utility space with garden access. The kitchen is well maintained with central island a perfect space for entertaining and family living.

Ideally located close to local amenities, excellent schools, and transport links, this property combines comfort, practicality, and charm making it an ideal family home in one of the area's most desirable locations.

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Briefly comprises; entrance porch with access to the main hallway with original panelling, a store cupboard and staircase to the first floor. A large formal dining room is positioned to the front, it has a feature fire place, walk in bay window and could easy double as a second sitting room.

To the rear is a beautiful lounge area, also with fire place and has French doors over the rear garden area. The kitchen has been fitted with a range of wall and floor units, it has coordinated work surfaces and a breakfast bar, to the rear of the kitchen is a utility room which has been built into the extension. The kitchen also provides access to the integral garage.

The first floor provides a master bedroom with fitted wardrobes, four further bedrooms, one of which is built over the utility room extension. There is a large four piece family bathroom with stand alone shower and a second WC.

Externally there is a garden to the front, it is mainly paved to offer off street parking and provides access to the garage and has walled boundaries. The rear garden faces West, is laid mainly to lawn with decking area, ideal for alfresco entertaining and also has a range of paved and planted areas with fenced boundaries.

Brunton Park is one of the areas most popular estates, it offers a range of shops with schools and supermarkets close by, this property in particular is at the side of the estate and offers quick access onto the Great North Road with central Gosforth and the A1 within very close proximity.



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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : D

EPC RATING : D

