

# BRUNTON

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## RESIDENTIAL



**PRINCES CLOSE, BRUNTON PARK, NE3**

Offers Over £575,000

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**Four Bedroom Detached Bungalow On The Sought After Princes Close Within Brunton Park With Multi Vehicle Drive And Golf Course Views.**

This delightful home which has been extended and set over two floors offers a practical layout featuring a spacious lounge, a superb kitchen and a dining room, two bathrooms, conservatory, and a larger than average garage. The property further benefits from off-street parking and an enclosed rear garden with simply stunning views.

Perfectly located within the highly sought after area of Brunton Park, the home enjoys close proximity to a wonderful selection of shops, restaurants, and outstanding local schools, as well as excellent transport links.

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The internal accommodation comprises: an entrance porch leading into an inner hallway, which also serves as a dining space with pleasant views over the rear garden towards the golf course, alongside useful storage and stairs leading up to the first floor, with all reception spaces enjoying a similar outlook.

To the right hand side of the hallway is the fitted kitchen, extended to incorporate a dining area to the rear. The kitchen also provides internal access into the larger than average garage, which incorporates a workshop style space and is fitted with an electric roller shutter door. Positioned opposite the hallway dining space is the main lounge, featuring French doors leading into the conservatory, with all reception spaces enjoying views across the rear garden and golf course beyond. The conservatory provides an additional reception area with direct access to the rear garden.

The ground floor hallway also gives access to three double bedrooms, alongside a modern family shower room and additional storage throughout. The layout offers versatile accommodation across both floors, with a natural flow between the main reception spaces and the rear garden. Stairs lead up to the first floor landing, which gives access to the main bedroom suite, a well proportioned room with a large window overlooking the golf course and surrounding greenery, whilst also benefiting from its own shower room and access to additional loft storage.

Externally, the property occupies an exceptional plot within one of Brunton Park's most sought after cul de sac positions. To the front is a generous driveway providing extensive off-road parking alongside access into the larger-than-average garage, with the current owners previously accommodating up to nine vehicles. The south-facing rear garden is mature, private and substantial in size, backing directly onto Newcastle City Golf Course with the garden leading down towards the 13th green and enjoying uninterrupted views across the course and surrounding woodland.



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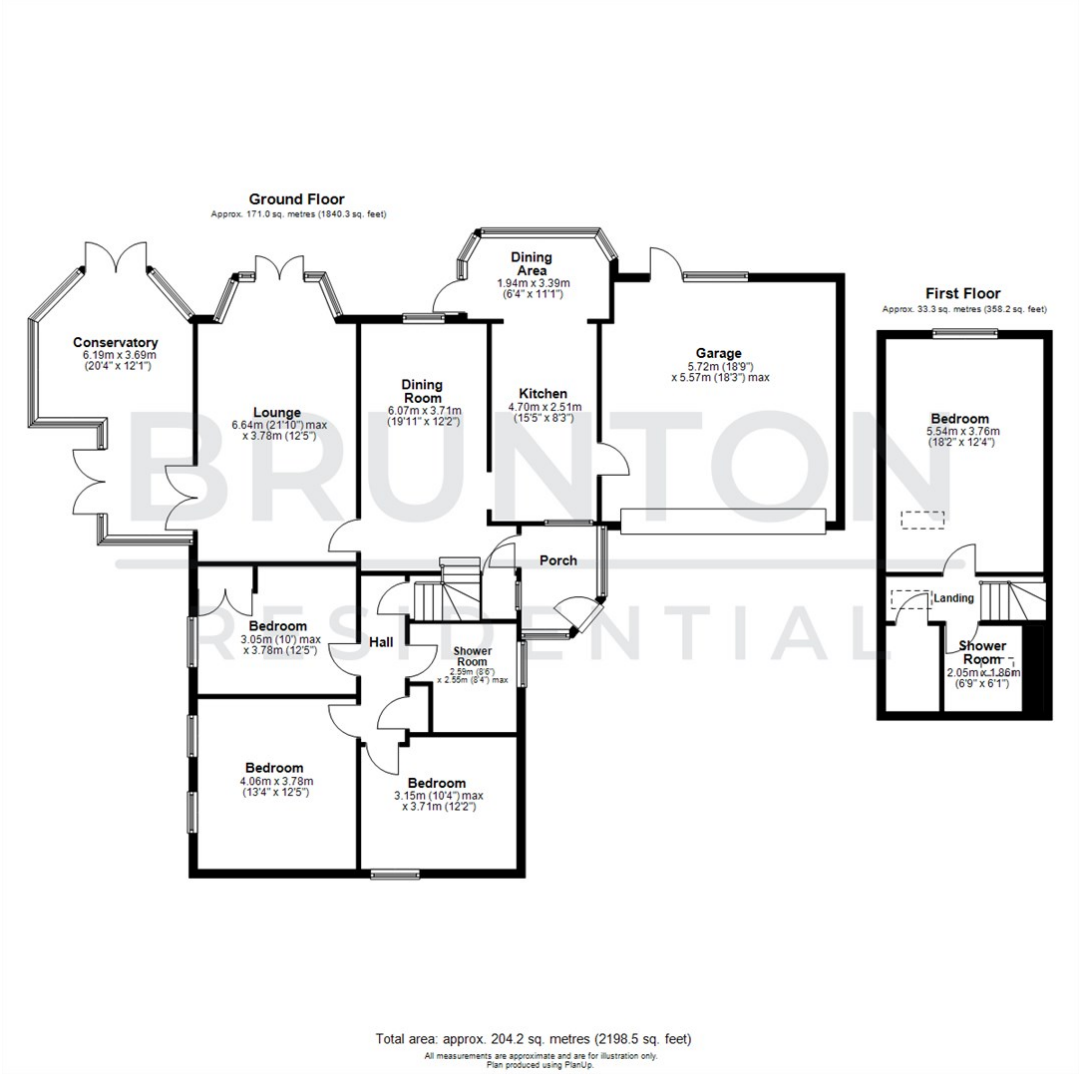
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : E

EPC RATING :



| 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                                         |         |           |