

# BRUNTON

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RESIDENTIAL



**NEWMINSTER ROAD, FENHAM, NE4**

**Offers Over £285,000**

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Stylish & Well Presented Semi-Detached Family Home Boasting Close to 1,500 Sq ft of Internal living Space with Exceptional & Mature Lawned Gardens, Beautiful Lounge, Great Open Plan Kitchen/Dining & Family Space plus Utility Room, Three Bedrooms, Contemporary Re-Fitted Family Bathroom, Off Street Parking & Garage!

This excellent, semi-detached family home is ideally located on Newminster Road, Fenham. Newminster Road, which is tucked just off from West Road and Cedar Road, is perfectly positioned to provide direct access to the shops and amenities of Cedar Road and also the excellent array of transport links. The property is also placed just a short walk from both Sacred Heart and St Cuthbert's high schools.

The property itself is presented to a very good standard both internally and externally and was extended to the ground floor by the current owners.

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The internal accommodation comprises: a welcoming entrance hallway with staircase rising to the first-floor landing. To the front elevation is a lovely sitting room benefiting from a walk-in bay window allowing for excellent natural light and creating an attractive main reception space.

To the rear of the property is an impressive open-plan kitchen, dining and family space which has been extended to provide a superb environment for modern family living and entertaining, with doors opening directly onto the rear terrace and gardens. Adjacent to the dining area is a useful utility room providing additional storage and appliance space, together with internal access into the generous garage and store, alongside a further external door leading out onto the rear terrace and gardens. The ground floor layout offers spacious and versatile accommodation ideally suited to both everyday living.

To the first floor, the landing provides access to three good-sized bedrooms and a stylish family bathroom, recently re-fitted and fully tiled, featuring a contemporary four-piece suite including a freestanding bath.

Externally, the property benefits from a block-paved double driveway leading to the garage, whilst to the rear is an extensive and beautifully landscaped garden, which is predominantly laid to lawn with mature planted borders and a timber pergola creating an excellent outdoor entertaining space enjoying a high degree of privacy.

Well presented throughout, early viewings are deemed essential.



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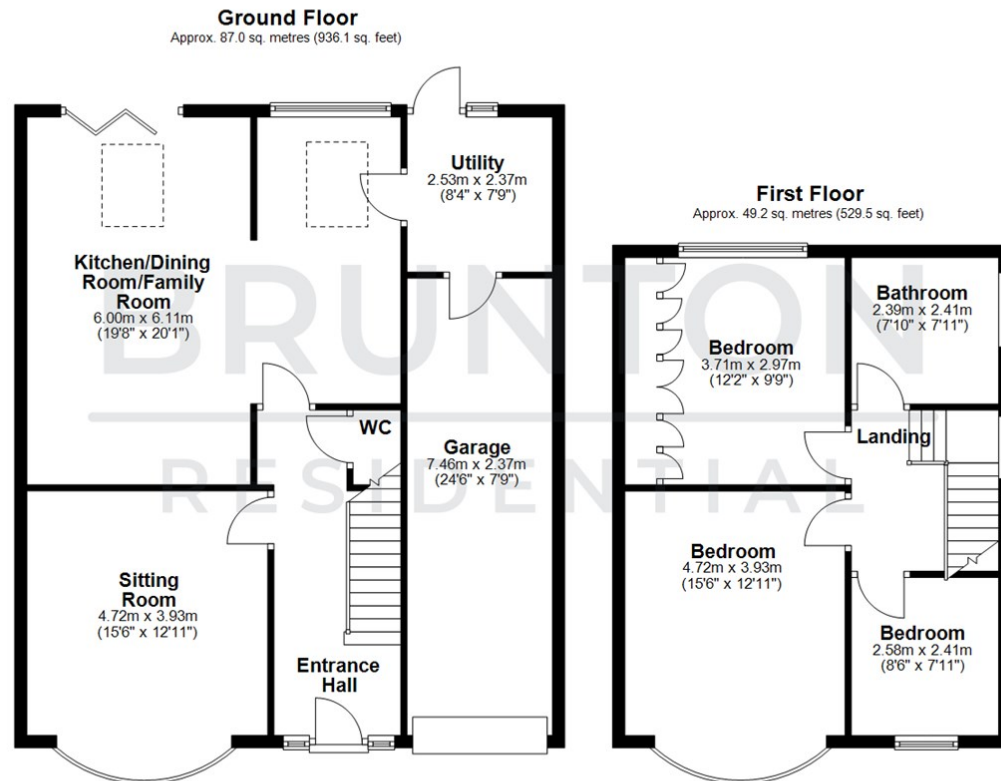
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

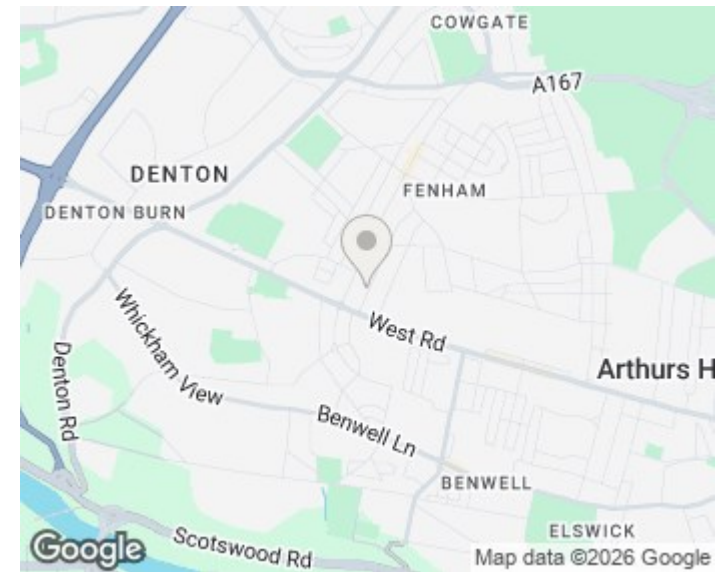
COUNCIL TAX BAND : C

EPC RATING :



Total area: approx. 136.2 sq. metres (1465.6 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	