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IVESTON AVENUE, GREAT PARK, GOSFORTH, NE13

Offers Over £290,000

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Well presented three bedroom detached home, ideally positioned within the popular residential area on Iveston Avenue, Great Park.

The property offers well balanced and modern accommodation, including a spacious lounge and an impressive open plan kitchen/dining room with French doors opening onto the rear garden. The layout is designed with practicality in mind, benefitting from a separate utility room, ground floor WC, and three well proportioned bedrooms, with the main bedroom featuring an en-suite shower room. Externally, the property benefits from an enclosed rear garden with patio and raised decking, providing a great space for outdoor seating and entertaining.

The location offers excellent access to local amenities, well-regarded schools in Great Park, which feed into the Gosforth Schools network, shops, cafes and restaurants, along with strong transport links, including easy access to the A1 and routes into Newcastle city centre, making it a highly convenient and desirable place to live.

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The internal accommodation comprises: an entrance hallway with stairs leading to the first floor landing, a useful under stairs storage cupboard, and a convenient ground floor WC. To the left, there is a spacious front aspect lounge, featuring a large window allowing for excellent natural light.

To the rear, the property opens into a generous open plan kitchen/dining room, creating a bright and sociable space ideal for both everyday living and entertaining. The dining area benefits from French doors leading out to the rear garden, while the kitchen is fitted with a range of modern wall and base units, complemented by integrated appliances including an oven, hob, and extractor fan. The space is finished with contemporary work surfaces and offers ample storage throughout. A separate utility room provides additional practicality and further storage.

To the first floor, the landing gives access to three well proportioned bedrooms, with the main bedroom benefiting from a modern en-suite shower room. The family bathroom is well appointed, featuring a bath with overhead shower, WC, and wash hand basin, finished with stylish tiling. There is also an additional storage cupboard located off the landing.

Externally, to the front, there is a pathway leading to the entrance. To the rear, the property enjoys an enclosed South-West facing garden, predominantly laid to lawn with a block paved patio seating area, creating an ideal setting for entertaining. There is a gate to the right of the patio, which allows access to the driveway, which has space for 3-4 cars, and the garage.



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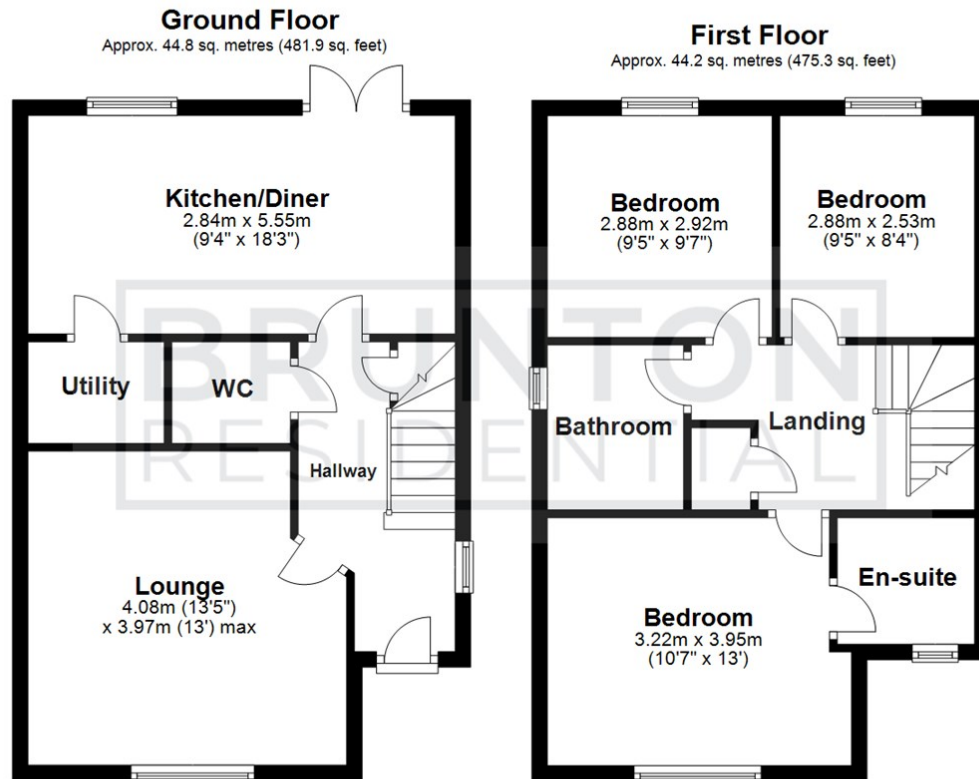
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle

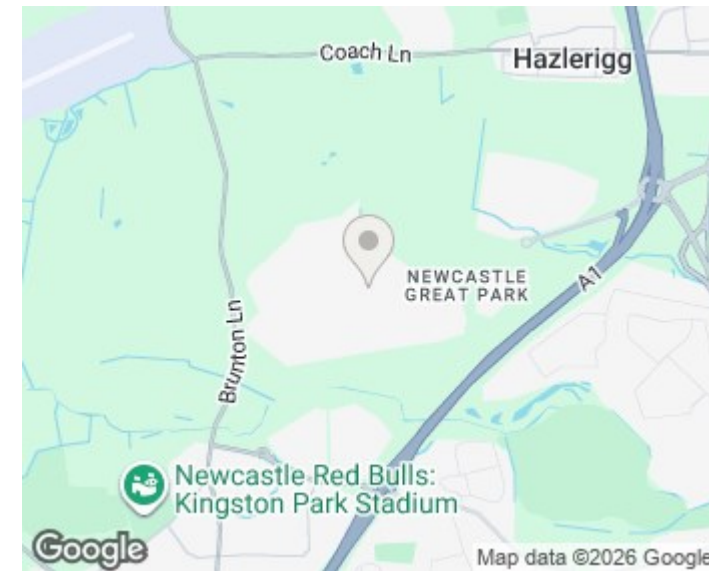
COUNCIL TAX BAND : D

EPC RATING : C



Total area: approx. 88.9 sq. metres (957.2 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) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
78	89
EU Directive 2002/91/EC	
England & Wales	

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