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LUPIN CLOSE, CHAPEL PARK, NE5

£190,000

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Well presented three bedroom end terrace home positioned at the head of a cul-de-sac in Lupin Close, Newcastle Upon Tyne, benefiting from wraparound gardens, a detached garage and additional off street parking and the benefit of having no forward chain.

The property offers a practical two storey layout centred around a spacious living room and a full width kitchen/dining room to the rear, creating an excellent space for everyday living and entertaining. A recently upgraded bathroom adds further appeal, while the gardens extend to the front, side and rear of the property. The detached garage and additional parking provide valuable additional storage and convenience.

Lupin Close is situated within an established residential area, conveniently placed for access to local shops, schools and everyday amenities. The surrounding area benefits from good public transport links and road connections, providing straightforward access to Newcastle city centre and surrounding districts. Combining practical accommodation with generous outdoor space and parking, the property is likely to appeal to first-time buyers, professionals and young families alike.

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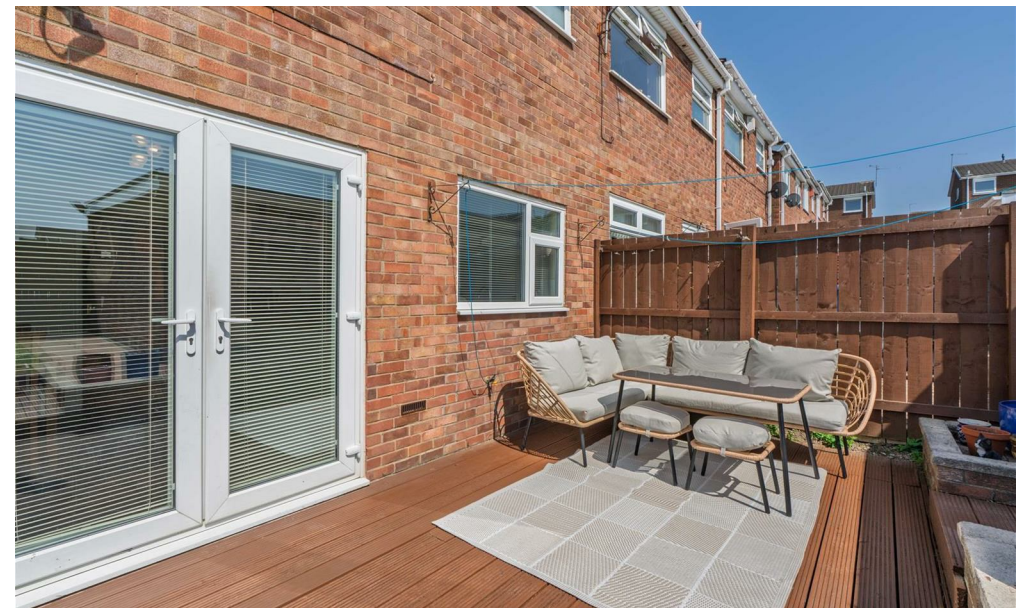
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The internal accommodation comprises: a porch entrance leading into the living room, a beautifully presented reception space featuring a large front facing window, stairs leading up to the first floor and useful understairs storage. The living room provides generous space for furnishings and forms the heart of the home, leading through to the kitchen/dining room positioned across the rear of the property.

The kitchen/dining room spans the full width of the property and has been thoughtfully updated with a range of contemporary units, extensive worktop space and a peninsula breakfast bar. Offering ample space for both dining and everyday living, this sociable room benefits from excellent natural light through a large rear facing window and French doors, which open directly onto the garden and create a strong connection to the outdoor space.

Stairs rise to the first floor landing, which gives access to all three bedrooms and the family bathroom. The bedrooms provide flexible accommodation suited to a variety of lifestyles. The bathroom has been recently installed and is finished to a high standard, featuring a bath with an overhead shower, a heated towel rail and attractive feature tiling.

Externally, the property enjoys wraparound gardens to the front, side and rear, a feature rarely found with homes of this style. The rear garden has been designed with ease of maintenance in mind and incorporates an expansive decked entertaining area, patio seating space and artificial lawn, creating an attractive setting for outdoor dining and relaxation. A detached garage is positioned within the garden, with additional off street parking located beyond, while the property's position at the head of the cul-de-sac further enhances its appeal.



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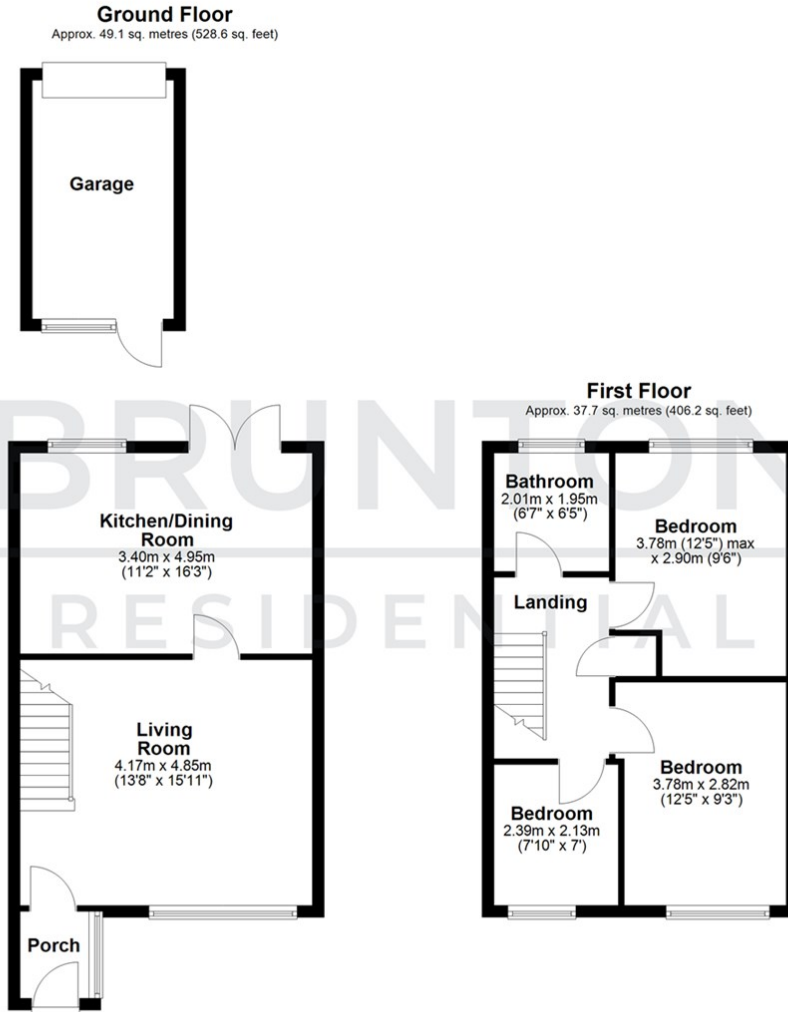
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TENURE : Leasehold

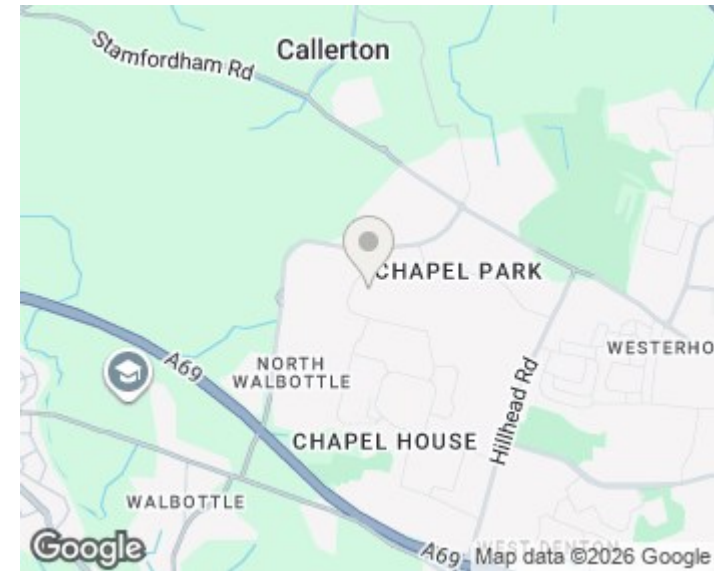
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : B

EPC RATING : C



Total area: approx. 86.8 sq. metres (934.8 sq. feet)



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 87 |
| (81-91) B | | | |
| (69-80) C | | 72 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| 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 | | | |
| England & Wales | | EU Directive 2002/91/EC | |