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LAVENDER DRIVE, NEWCASTLE UPON TYNE, NE13

Offers Over £279,950

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Modern three-bedroom townhouse occupying a pleasant position within a popular residential development on Lavender Drive, offering stylish and well-balanced accommodation set across three floors.

The property benefits from an impressive open-plan kitchen/dining room/lounge with French doors to the rear garden, a useful utility/WC, two first-floor bedrooms, contemporary family bathroom, and an excellent principal bedroom suite occupying the entire second floor with en-suite shower room. Externally, there is an enclosed low-maintenance rear garden and allocated parking.

Lavender Drive remains well positioned for access to Newcastle city centre, Newcastle International Airport, and major road links including the A1. The area also benefits from nearby local amenities, schools, and convenient access to Gosforth, Kingston Park, and surrounding green spaces.

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The internal accommodation comprises: an entrance hallway with staircase rising to the first-floor landing and access to a spacious utility/WC, providing additional storage, fitted units, and practicality for modern living. To the rear of the property is an impressive open-plan kitchen/dining room/lounge extending the full width of the home, creating a bright and sociable living environment ideal for both everyday family life and entertaining. The kitchen is fitted with a contemporary range of wall and base units complemented by integrated appliances, generous work surface space, and a central breakfast bar arrangement, whilst French doors provide direct access onto the rear garden.

To the first floor, the landing provides access to two well-proportioned bedrooms and a modern family bathroom fitted with a bath, WC, and wash hand basin. The second floor is dedicated to an impressive master bedroom suite, benefitting from excellent proportions alongside a modern en-suite shower room.

Externally, the property occupies a pleasant position within this modern development and benefits from an enclosed rear garden designed for ease of maintenance, together with allocated parking to the front.



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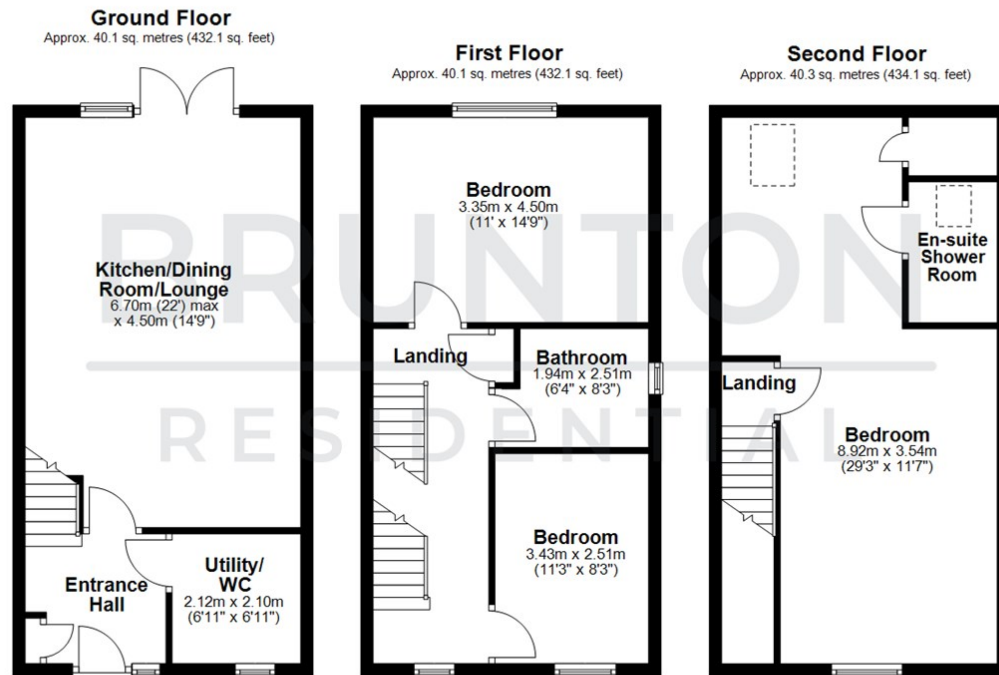
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

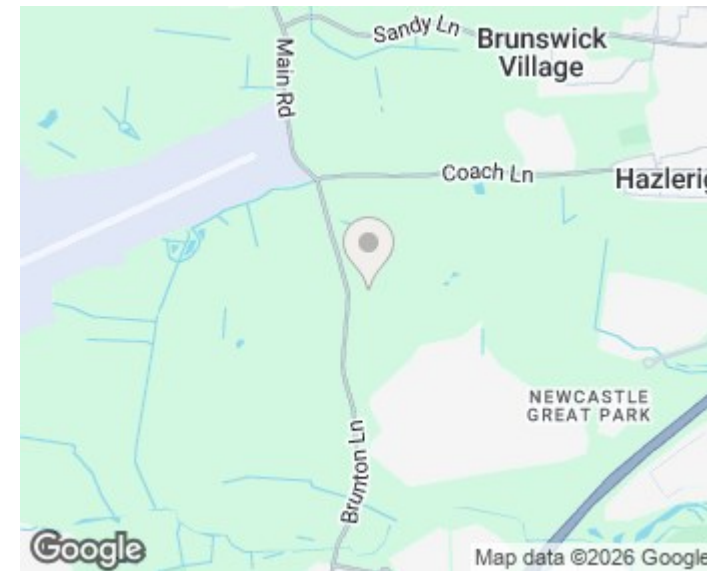
COUNCIL TAX BAND :

EPC RATING : B



Total area: approx. 120.6 sq. metres (1298.3 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		90	90
(81-91) B			
(69-80) C			
(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	