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OSPREY WALK, GREAT PARK, NE13

Offers Over £275,000

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Impressive detached family home situated within the highly popular Great Park development offering spacious and versatile accommodation with modern interiors, excellent natural light and a generous rear garden ideal for family living and entertaining. Thoughtfully arranged throughout, the property combines practicality with contemporary open-plan living in a highly convenient residential setting.

The accommodation is centred around a superb full-width kitchen/diner overlooking the rear garden, with French doors enhancing the connection between the indoor and outdoor spaces. Flexible ground-floor accommodation, including a dedicated office/study, alongside well-proportioned bedrooms and a principal suite with private balcony and en-suite shower room, further contribute to the home's strong lifestyle appeal.

Osprey Walk enjoys excellent access to local amenities, well-regarded schools, transport links and surrounding green spaces, while Newcastle City Centre and nearby retail facilities remain easily accessible, making this an ideal home for modern family living.

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The internal accommodation comprises: an entrance hall that opens directly into a welcoming living room that enjoys views over the front of the property. The current owners have reconfigured the layout and converted the garage to offer a versatile office/study space that leads to a dedicated utility space behind which is the central hallway with stairs to the first floor and a convenient ground floor WC. To the rear, and spanning the width of the property, is a well equipped kitchen/diner. The kitchen/diner benefits from a range of fitted wall and base units and integrated appliances. There is ample space for dining furniture, and the room overlooks the rear garden with a window and a set of French doors.

The first floor landing gives access to a useful store and three well proportioned bedrooms. The master bedroom to the front of the property features a private balcony and an en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom with a shower over the bath.

Externally, the property has a driveway to the front, offering convenient off-street parking, while to the rear is a spacious garden. The garden itself is enclosed with timber fencing, and is laid mainly to lawn with paved patio areas, creating the ideal space for everyday family life and entertainment.



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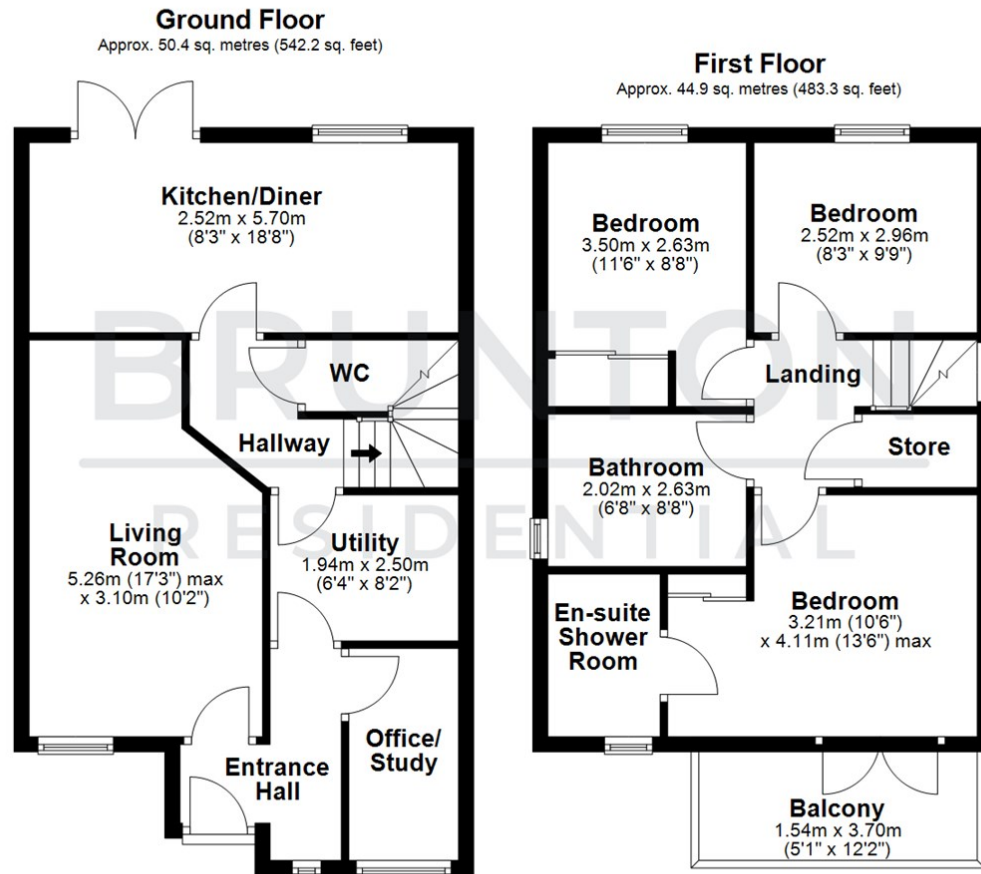
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

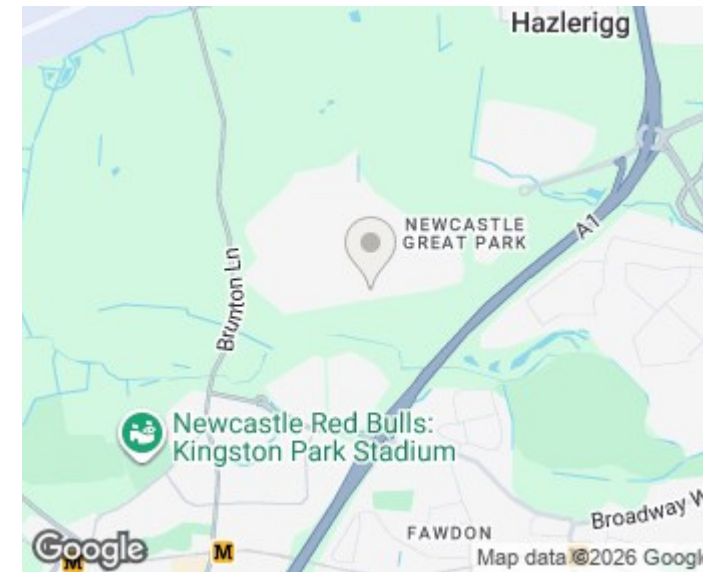
COUNCIL TAX BAND : D

EPC RATING : C



Total area: approx. 95.3 sq. metres (1025.5 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			88
(81-91) B			
(69-80) C		74	
(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	