

# BRUNTON

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## RESIDENTIAL



**THE FAIRWAY, NEWCASTLE UPON TYNE, NE3**

**Offers Over £325,000**

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Well-presented and extended two-bedroom semi-detached bungalow occupying a substantial and private plot within the highly sought-after Melton Park area of Gosforth. Offering well-balanced accommodation throughout, the property combines spacious living areas, an extended garage and beautifully established gardens.

A particular highlight is the rear of the property, where the kitchen leads through to a delightful garden room extension overlooking the gardens. This additional reception space creates a wonderful setting for relaxing or entertaining, with direct access to the patio and garden beyond. The mature rear gardens are undoubtedly one of the property's standout features, offering an exceptional degree of privacy and creating a peaceful outdoor environment that is increasingly difficult to find.

This property occupies a highly desirable position within Brunton Park, one of Gosforth's most established residential locations. The property is conveniently placed for local shops, supermarkets, cafés and leisure facilities, whilst excellent transport links provide easy access to Newcastle city centre, the A1, Newcastle International Airport and the wider region.

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The internal accommodation comprises: an entrance hallway providing access to the principal rooms. Immediately to the left-hand side is the second bedroom, a well-proportioned room offering flexibility for use as a guest bedroom, home office or additional reception space. Positioned directly ahead is the principal lounge, a generous reception room enhanced by a walk-in front-facing bay window, allowing an abundance of natural light to flood the space and creating a bright and welcoming environment.

Returning to the hallway, the recently refurbished shower room is positioned to the right and has been fitted with a contemporary suite comprising a generous walk-in shower, WC and wash hand basin with vanity storage. To the rear of the property is the principal bedroom, enjoying a pleasant outlook over the rear garden and benefiting from fitted wardrobes providing excellent storage. Also positioned to the rear is the kitchen, fitted with a range of wall and base units offering ample storage and worktop space. The kitchen provides direct access into the extended garage, which benefits from an additional WC and a further door leading out to the rear garden. Leading from the kitchen is a delightful garden room extension, creating a versatile additional reception space overlooking the beautifully established rear garden. Doors open directly onto the patio, providing an excellent connection between the indoor and outdoor living spaces.

Externally, the property occupies a substantial plot with mature, well-established gardens that enjoy an exceptional degree of privacy due to the surrounding bungalow accommodation. To the front, a recently replaced double-length driveway provides off-street parking for multiple vehicles and leads to the extended garage.



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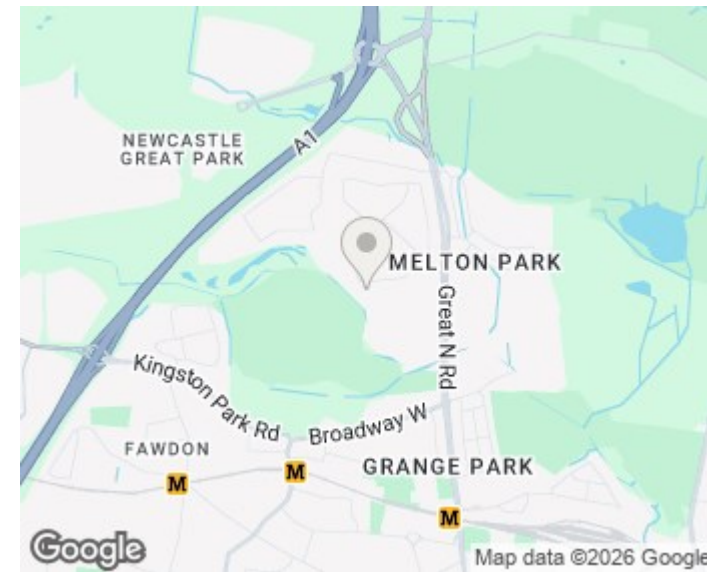
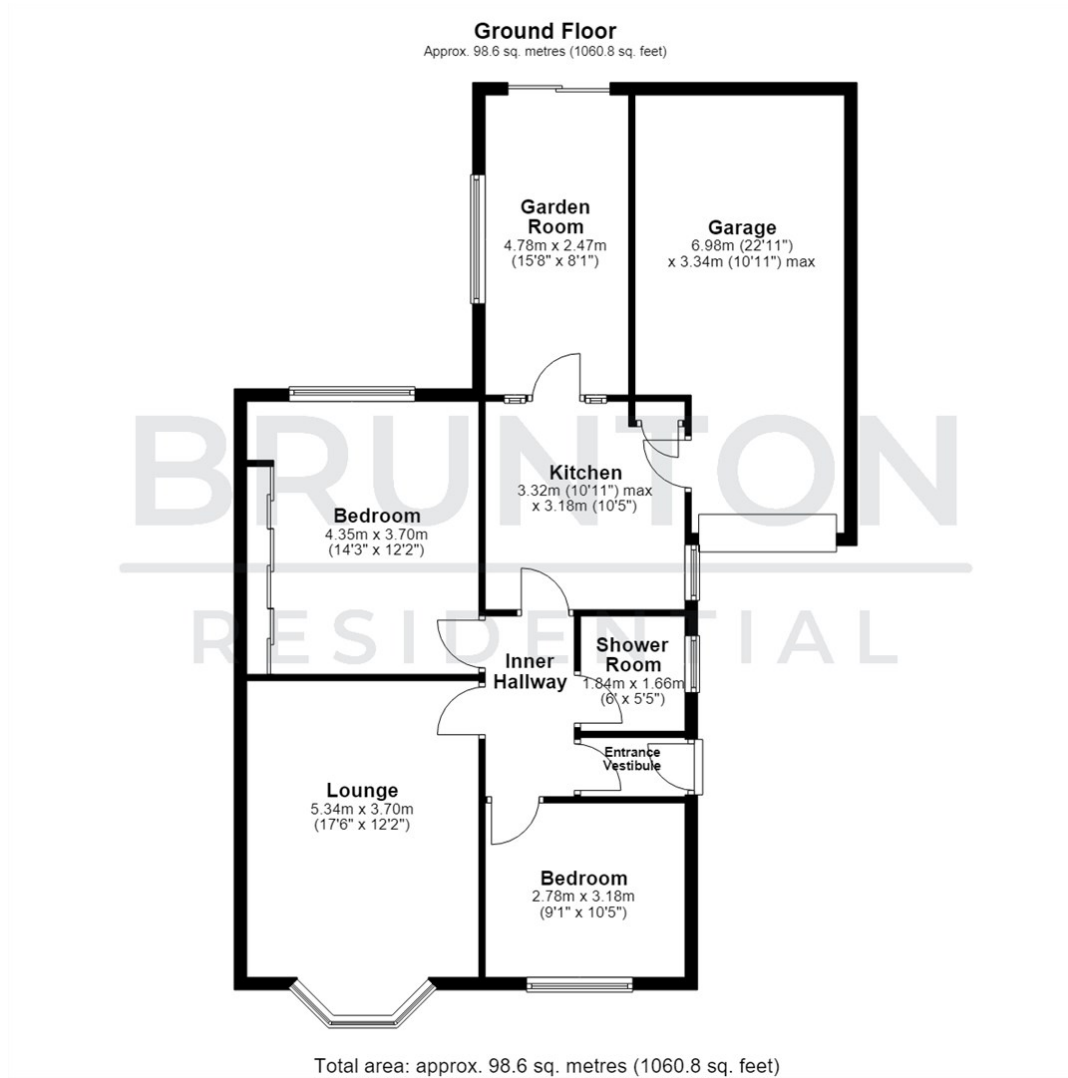
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TENURE : Freehold

LOCAL AUTHORITY : North Tyneside CC

COUNCIL TAX BAND : C

EPC RATING :



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	