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SUNFLOWER DRIVE, NEWCASTLE UPON TYNE, NE13

Offers Over £160,000

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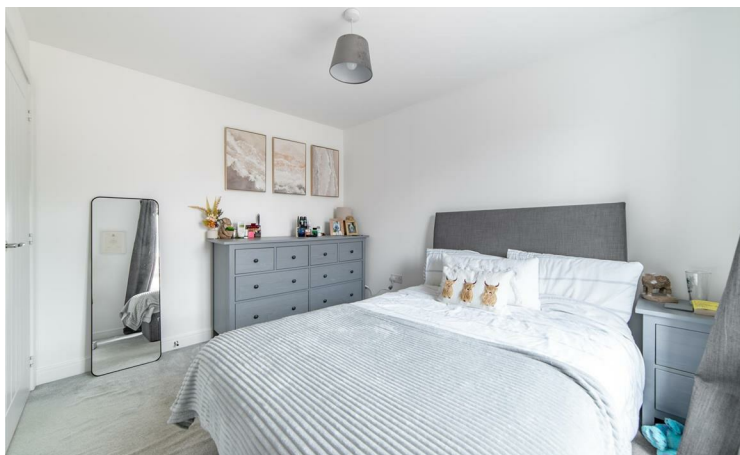
Beautifully presented two-bedroom ground-floor apartment, built in 2022 and located on Sunflower Drive, Newcastle Upon Tyne, offering low-maintenance living with its own patio area and allocated parking.

The property provides well-planned single-level accommodation centred around a spacious lounge diner with French doors opening onto the patio area and attractive green surroundings. A contemporary fitted kitchen with integrated appliances complements the living space, while two bedrooms and a modern bathroom offer flexible accommodation for a range of buyers. Further benefits include a secure communal entrance with an entry system and useful internal storage.

Situated within a modern Taylor Wimpey development, the property enjoys convenient access to local shops, supermarkets and everyday amenities. Excellent road links provide easy access to Newcastle city centre, Gosforth and the surrounding areas, while nearby public transport options enhance connectivity. The apartment is likely to appeal to first-time buyers, professionals, downsizers and investors seeking a well-located and easy-to-maintain home.

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The internal accommodation comprises: access via a secure communal entrance with an entry system, leading through to a welcoming central hallway with two useful storage cupboards and access to all rooms within the apartment. Positioned to the left is a contemporary fitted kitchen, finished with sleek grey cabinetry, wood effect work surfaces and integrated appliances including an oven, hob, extractor hood, and dishwasher, creating a practical yet stylish space for everyday living.

To the rear of the property, the spacious lounge diner enjoys an abundance of natural light and takes full advantage of the attractive outlook across open green space. French doors open directly onto a patio seating area, providing an excellent extension of the living accommodation and a particularly appealing feature for a ground-floor apartment.

The main bedroom is a generous double room, while the second bedroom offers excellent flexibility as a guest room, home office or additional sleeping accommodation. Completing the interior is a modern bathroom fitted with a bath and shower over, complemented by contemporary tiling and a clean, neutral finish.

Externally, the apartment benefits from allocated parking within the residents' courtyard. To the rear, the patio area enjoys a superb position overlooking established greenery and open surroundings, creating an attractive setting to sit and relax while enjoying the outlook beyond.

Built by Taylor Wimpey and presented in excellent decorative order throughout, this well-maintained apartment offers modern, low-maintenance living within a sought-after development, making it an ideal first purchase, downsize or investment opportunity.

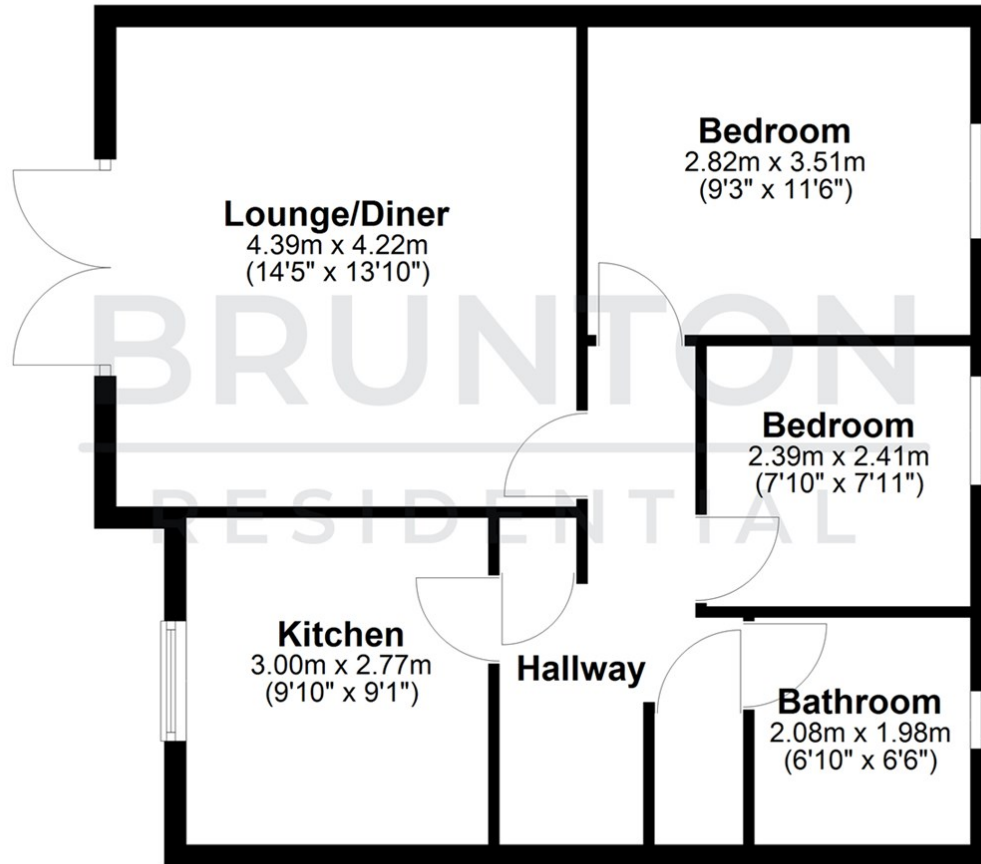


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Ground Floor

Approx. 56.6 sq. metres (609.4 sq. feet)



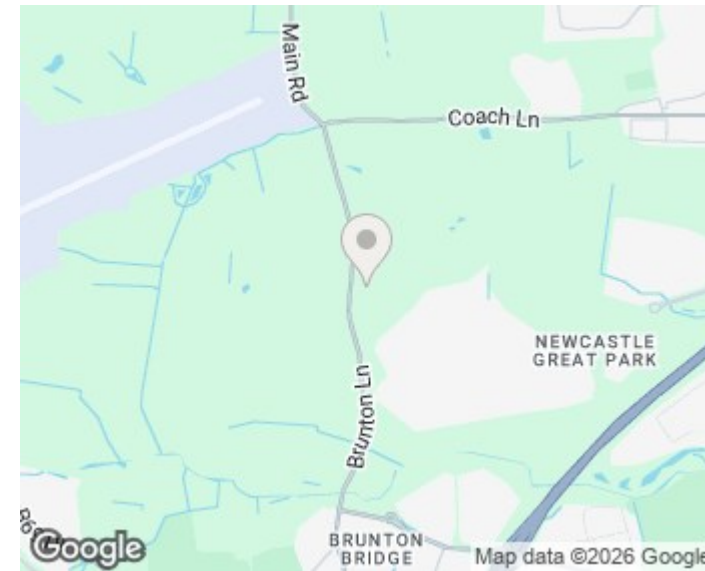
Total area: approx. 56.6 sq. metres (609.4 sq. feet)

TENURE : Leasehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : B

EPC RATING : B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(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	