

BRUNTON

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SPINDLESTONE VIEW, GREAT PARK, NE13

Offers Over £550,000

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Substantial detached 'Raeburn' by Charles Church, a family home offering well proportioned accommodation across two floors, positioned within a desirable residential location and benefitting from a detached garage, driveway parking and attractive family living space throughout.

The property benefits from a generous lounge, versatile dining room which could also serve as a family room, spacious kitchen, useful utility room, ground-floor shower room and an impressive dual-aspect sitting room. To the first floor are four well-proportioned bedrooms, including a generous master suite with fitted wardrobes, en-suite shower room and direct access onto a balcony, together with a family bathroom.

The property is conveniently positioned for access to local amenities, schooling and transport links, making it an excellent opportunity for families seeking spacious and flexible accommodation within a well-established residential setting.

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The internal accommodation comprises: a welcoming entrance hallway centred around an impressive staircase rising to the first-floor landing. Positioned to the left-hand side is a generous lounge benefitting from two front-facing windows which provide excellent natural light and create an attractive principal reception space. To the rear of the property is a versatile dining room which is accessed directly from the kitchen and could equally be utilised as a family room depending on individual requirements.

The kitchen is positioned to the rear of the property and offers a generous footprint with ample space for modern family requirements. Adjacent to the kitchen is a useful utility room providing additional storage and appliance space together with access to the side of the property. The ground floor is further enhanced by a well-appointed shower room and a superb dual-aspect sitting room located to the front corner of the property, benefitting from windows to both the front and side elevations, allowing for an abundance of natural light throughout the day.

To the first floor, the landing provides access to four well-proportioned bedrooms, including a generous master bedroom benefitting from fitted wardrobes, an en-suite shower room and direct access onto a balcony overlooking the front aspect. The remaining bedrooms are served by a family bathroom. Externally, the property benefits from driveway parking, a detached garage and gardens, creating an excellent family home in a highly desirable residential location.



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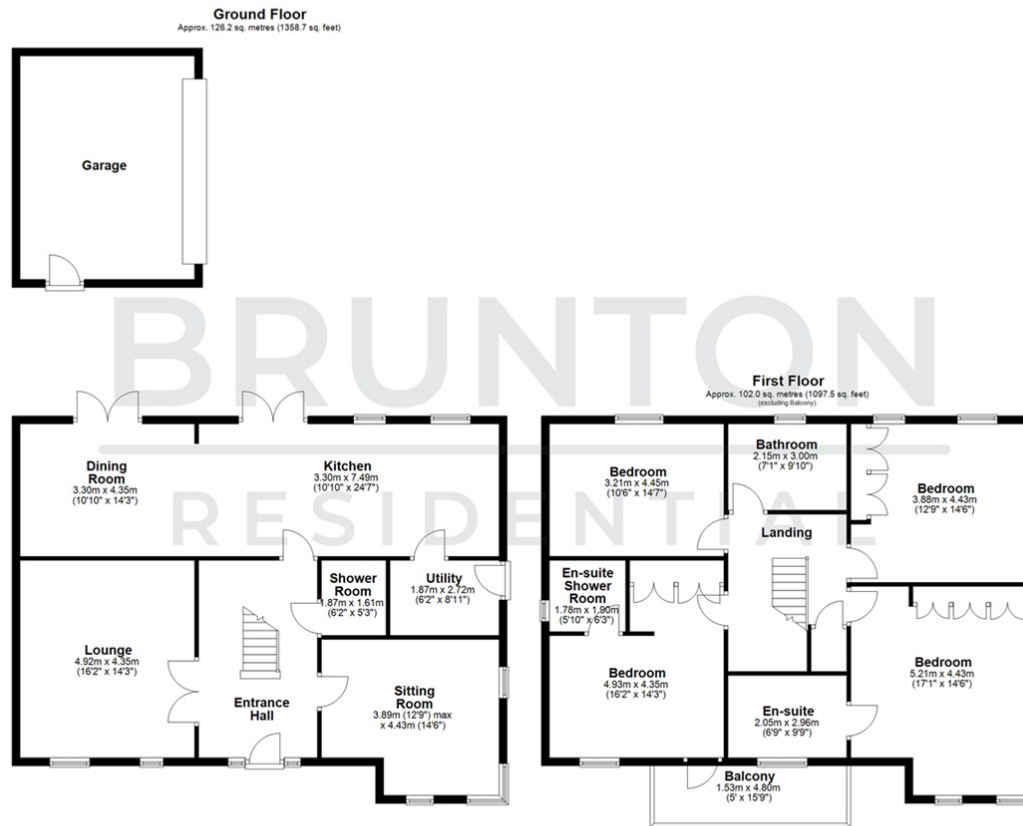
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TENURE : Freehold

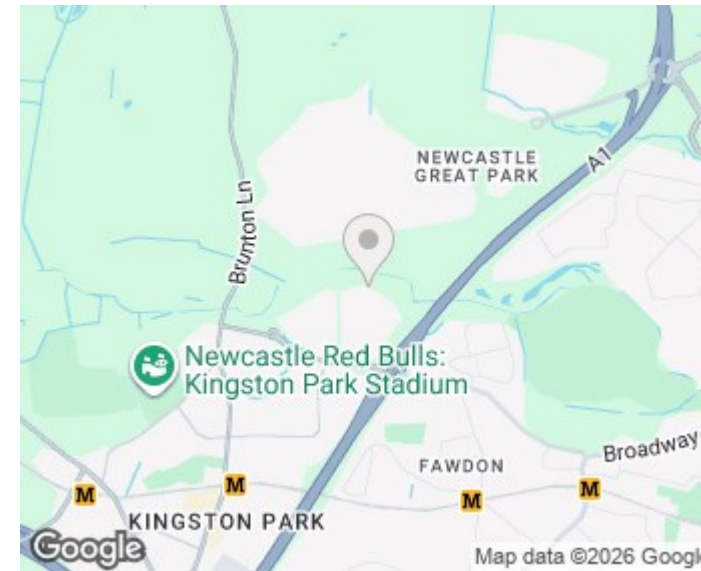
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : G

EPC RATING :



Total area: approx. 228.2 sq. metres (2456.2 sq. feet)



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