

# BRUNTON

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RESIDENTIAL



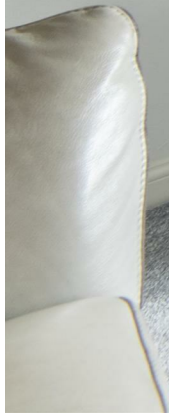
**WEST DENTON ROAD, NEWCASTLE UPON TYNE, NE15**

**Offers Over £270,000**

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Well-presented three-bedroom detached home located within the popular Scholars Wynd development, Lemington.

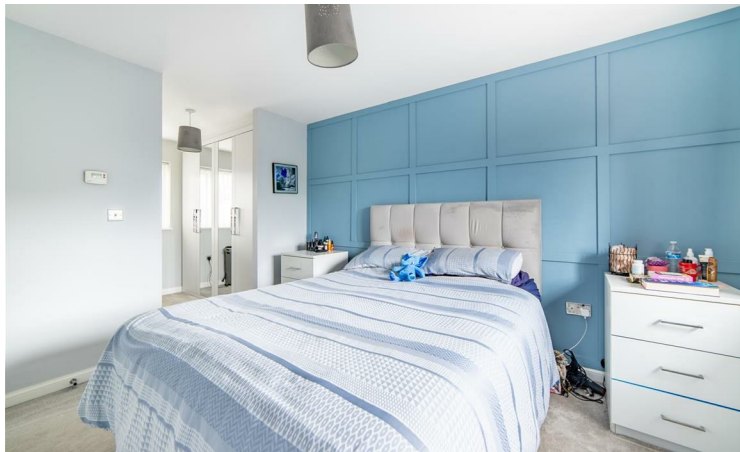
Built in 2015, the property is arranged over two storeys and offers well-proportioned accommodation, including a living room, open-plan dining and kitchen, utility room and WC to the ground floor. The first floor provides three bedrooms, an en suite shower room and a family bathroom. Externally, there is an enclosed rear garden together with off-street parking, an EV charging point and an integral garage.

The property is situated close to a range of local shops, supermarkets, schools and everyday amenities, with excellent road links providing convenient access to Newcastle City Centre, the A1 and surrounding areas. Regular public transport services are available nearby, making the location well-suited to families, professionals and commuters seeking modern accommodation within easy reach of local facilities and transport connections.

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The internal accommodation comprises: an entrance vestibule with stairs leading up to the first floor and a door opening into the spacious living room to the left. Positioned to the front elevation, the living room benefits from a bay window that draws in excellent natural light and creates a welcoming reception space.

To the rear of the property is a kitchen and dining room extending across the full width of the house. The kitchen is fitted with a range of contemporary wall and base units together with integrated appliances, while the dining area comfortably accommodates a family-sized table and enjoys French doors opening directly onto the rear garden. Positioned off the kitchen is a separate utility room providing additional worktop space, storage and external access, together with a convenient WC.

The first-floor landing includes loft access and gives access to all three bedrooms and the family bathroom. The main bedroom occupies the full depth of the property and benefits from dual aspect windows, a dedicated dressing area with fitted wardrobes and access to an en suite shower room. Bedroom two is a generous double room positioned to the front aspect with fitted wardrobes and a useful storage cupboard, while bedroom three overlooks the rear garden and offers flexibility as a bedroom, dressing room or home office. Completing the accommodation is the family bathroom fitted with a bath, WC and wash hand basin.

Externally, the property enjoys a detached position within this modern development. To the front, the garden has been converted into a double-width driveway providing off-street parking together with access to the integral garage and an electric vehicle charging point. To the rear is an enclosed garden featuring upgraded brick boundary walls, a paved patio, a lawned section and gated side access, creating a practical and low-maintenance outdoor space.



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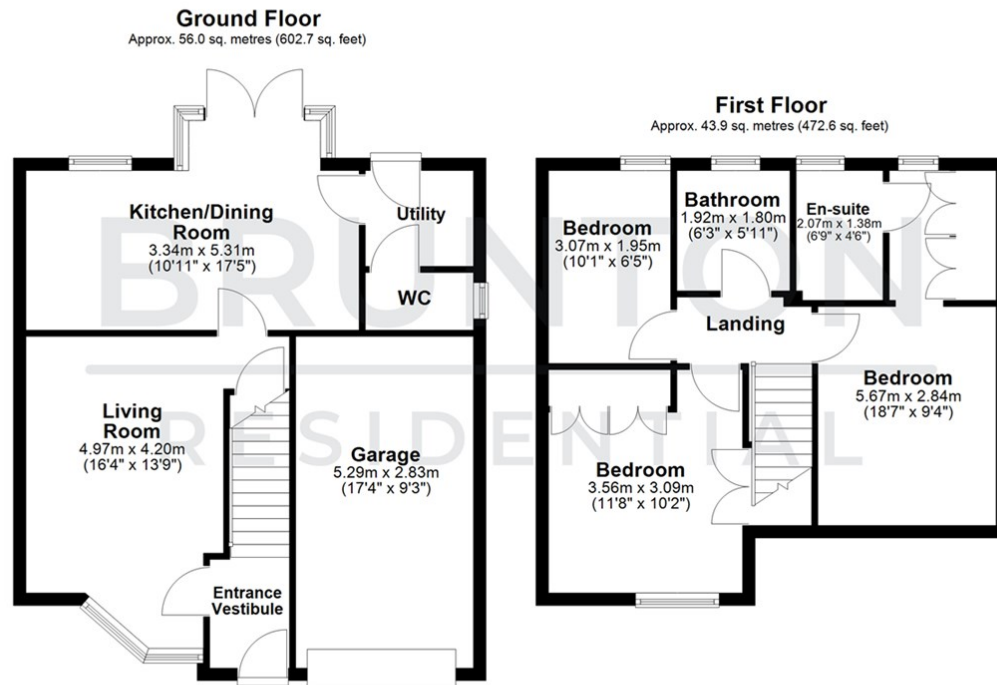
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TENURE : Freehold

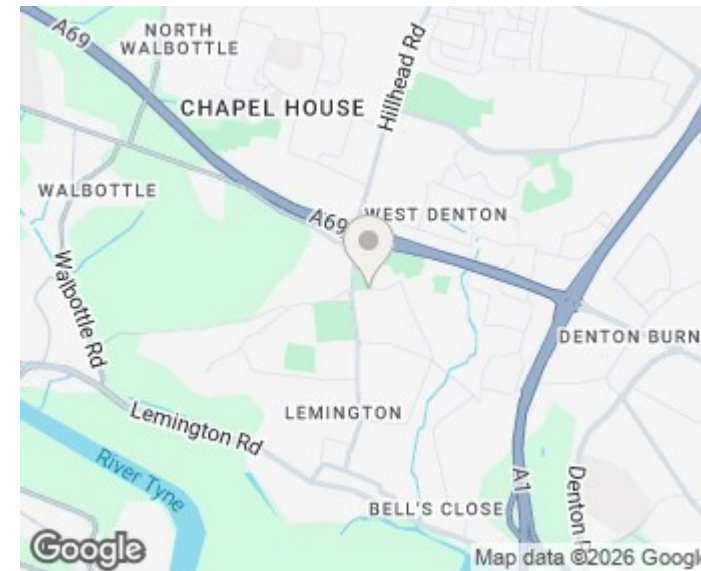
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING :



Total area: approx. 99.9 sq. metres (1075.2 sq. feet)



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	