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ROSEDEN WAY, GREAT PARK, NE13

Offers Over £200,000

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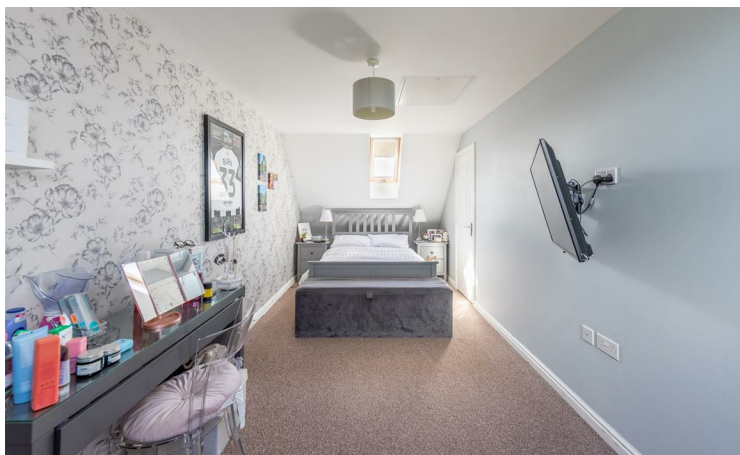
Well-presented three bedroom, mid terraced Persimmon built Swale style home, pleasantly positioned on Roseden Way within the highly sought after Great Park, Newcastle upon Tyne.

The property benefits from a generous lounge, modern kitchen/breakfast room with French doors to the rear garden, a ground-floor WC, three bedrooms and a family bathroom. The impressive master bedroom occupies the entire second floor, creating an excellent main suite with dual-aspect windows and useful storage. Externally, the property enjoys a low-maintenance rear garden together with private off-street parking for two vehicles.

Ideally located, the property is well placed for access to a range of local shops, everyday amenities, and highly regarded schools. Excellent road links and reliable public transport connections provide convenient access to Newcastle city centre and surrounding areas.

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The internal accommodation comprises: an entrance porch leading into a spacious front-facing lounge with a large window allowing for excellent natural light. A door leads through to an inner hallway providing access to the staircase rising to the first-floor landing, a convenient ground-floor WC and the kitchen/breakfast room. Positioned to the rear of the property, the kitchen is fitted with a range of modern wall and base units together with ample space for dining, whilst French doors open directly onto the south-facing rear garden. The ground floor is presented to a high standard throughout and is ideally suited to modern family living.

To the first floor, the landing provides access to two well-proportioned bedrooms and the family bathroom. Both bedrooms offer comfortable accommodation, whilst the bathroom is fitted with a bath incorporating a shower over, WC and wash hand basin.

A further staircase rises to the second floor where there is an impressive principal bedroom spanning the full depth of the property. This generous dual aspect room benefits from excellent natural light together with useful built in storage.

Externally, the property enjoys an enclosed rear garden designed for ease of maintenance, together with private off-street parking for two vehicles.



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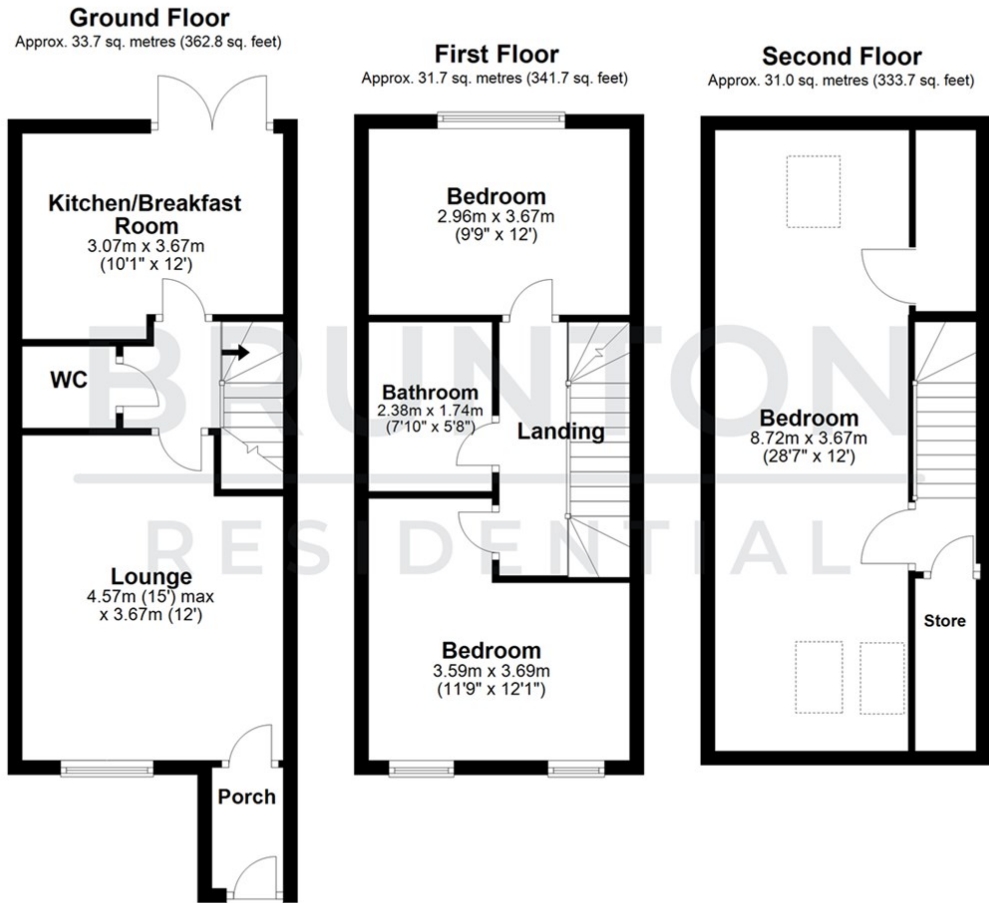
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : C



Total area: approx. 96.5 sq. metres (1038.3 sq. feet)



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 89 |
| (81-91) B | | | |
| (69-80) C | | 80 | |
| (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 | |