

# BRUNTON

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## RESIDENTIAL



**LARCHWOOD GARDENS, GATESHEAD, NE11**

**Offers Over £140,000**

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Well-Presented Semi-Detached Home Occupying a Generous Corner Plot Within a Popular Residential Area of Gateshead, Offering Spacious and Well-Maintained Accommodation Arranged Over Two Floors.

On the ground floor, the property benefits from a welcoming entrance hall, a substantial lounge/dining room measuring an impressive 12'1" x 20'4" with French doors opening onto the front garden, and a modern fitted kitchen with integrated appliances. The first floor comprises two well-proportioned bedrooms, with the principal bedroom measuring 12'1" x 10'11" and the second bedroom 12'1" x 9', complemented by a contemporary family bathroom and a separate WC, providing excellent and versatile accommodation throughout. The total floor area extends to approximately 815.8 sq. ft (75.8 sq. metres), making this a particularly generous family home.

Externally, the home enjoys enclosed lawned gardens and patio areas, creating excellent outdoor space ideal for families, children and entertaining. The corner plot position further enhances the property's appeal, offering an abundance of outdoor space rarely found with similar homes in the area.

Larchwood Gardens is conveniently positioned for access to a range of local amenities, supermarkets, schooling and leisure facilities. The property also benefits from excellent transport links into Gateshead, Newcastle city centre and the wider region via the A1 and surrounding road networks, with nearby parks and green spaces further enhancing the appeal of this well-connected and highly desirable residential location."

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The internal accommodation comprises: an entrance hallway with staircase rising to the first-floor landing. Positioned to the rear right-hand side of the property is a generous lounge/dining room, offering excellent space for both relaxing and entertaining. French doors open directly onto the side garden, allowing for plenty of natural light and creating a seamless connection between the indoor and outdoor living spaces. This room further benefits from a large front-facing bay window, which enhances the sense of space and light throughout.

Also located off the hallway is the kitchen, which has been fitted with a range of modern wall and base units complemented by wooden worktops and attractive tiled splashbacks. The kitchen benefits from a selection of integrated appliances and provides direct access to the rear garden, making it particularly practical for day-to-day living.

To the first floor, the landing provides access to two well-proportioned double bedrooms. The main bedroom benefits from built-in wardrobes, providing excellent storage space. The family bathroom is fitted with a bath incorporating a shower over and a wash hand basin, whilst a separate WC is positioned on a split level, offering additional convenience for both residents and guests.

Externally, the property occupies a pleasant corner plot with gardens extending to the side and rear. The enclosed outdoor space is predominantly laid to lawn with patio areas, providing ideal spaces for outdoor dining, entertaining and family enjoyment.



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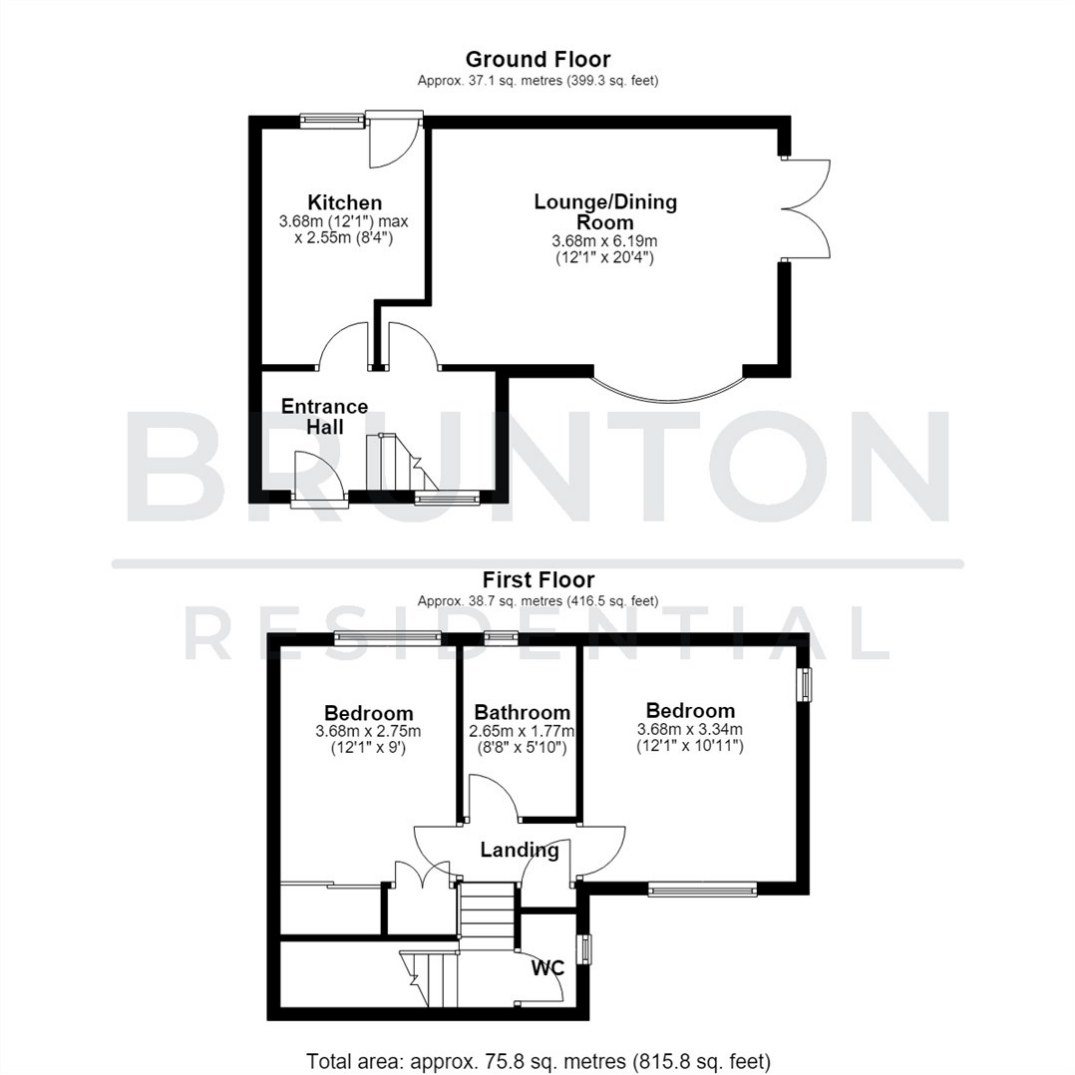
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Gateshead CC

COUNCIL TAX BAND : A

EPC RATING :



| Energy Efficiency Rating                                        |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |                                                                 |         |           |
| (92 plus) <b>A</b>                                              |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (81-91) <b>B</b>                                                |         |           | (92 plus) <b>A</b>                                              |         |           |
| (69-80) <b>C</b>                                                |         |           | (81-91) <b>B</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           | (69-80) <b>C</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           | (55-68) <b>D</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           | (39-54) <b>E</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           | (21-38) <b>F</b>                                                |         |           |
| Not energy efficient - higher running costs                     |         |           | (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |                                                                 |         |           |
| England & Wales                                                 |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           | EU Directive 2002/91/EC                                         |         |           |