

# BRUNTON

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RESIDENTIAL



**GREVILLE GARDENS, GREAT PARK, NE13**

Offers Over £350,000

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Beautifully presented, ex show-home, four-bedroom detached family home on Greville Gardens, occupying a favourable position with attractive views across the adjoining green space, a west facing rear garden and a detached double garage.

The accommodation offers a bright lounge with a walk in bay window, a spacious kitchen/diner with integrated appliances, a utility room and French doors to the garden, four well proportioned bedrooms, two en suite shower rooms and a family bathroom. The main bedroom further benefits from fitted wardrobes and a Juliet balcony.

Situated within the highly regarded Great Park development, the property is ideally placed for a range of local amenities, including shops, cafés, a community centre and well-regarded schooling. The area is particularly popular with families and professionals thanks to its balance of green open spaces and everyday convenience. Excellent road connections via the A1 provide easy access across the region, whilst Newcastle city centre and Newcastle International Airport are both within easy reach. Nearby walking routes and recreational facilities further enhance the appeal, making this an excellent opportunity to acquire a spacious family home in a sought-after residential setting.

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The internal accommodation comprises: an entrance hall with stairs leading up to the first floor and access to a convenient WC. Positioned to the left is the lounge, a generous reception room featuring a walk in bay window that fills the space with natural light and enjoys an attractive outlook to the front.

To the rear, the kitchen/diner is fitted with contemporary wood effect units, integrated appliances, ample work surfaces, recessed lighting and tiled flooring, whilst a useful utility room is located just off the kitchen. The kitchen/diner provides ample space for dining and entertaining, with French doors opening directly onto the rear garden. Beautifully presented throughout, this bright and practical space benefits from a well considered layout, creating an excellent hub for everyday living.

Stairs lead to the first floor landing, giving access to three bedrooms and the family bathroom. The main bedroom on this level benefits from fitted wardrobes, a Juliet balcony overlooking the green space to the front and an en-suite shower room. The family bathroom is fitted with a modern suite including a bath with a shower over, contemporary tiling and a heated towel rail. Stairs continue to the second floor, where a spacious bedroom suite occupies the entire level, complete with fitted storage and an en-suite shower room with a skylight window.

Externally, the property is approached via a generous block paved driveway providing off-road parking which extended the full length of the property, alongside a lawned frontage with established planting and a pathway leading to the entrance. The rear garden has been thoughtfully landscaped with a lawn, paved seating areas, mature trees and planted borders, creating a private and well maintained outdoor space. Further enhancing the property is a detached double garage, offering excellent versatility and enjoy's attractive open views across the adjoining green space to the front.



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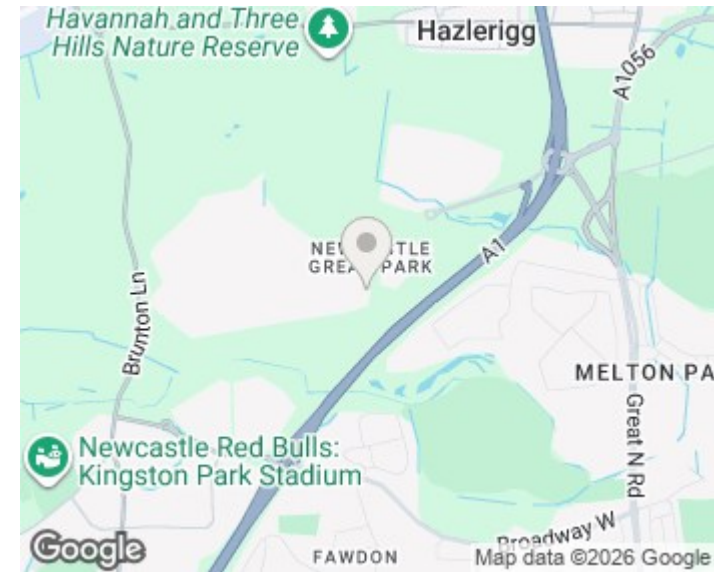
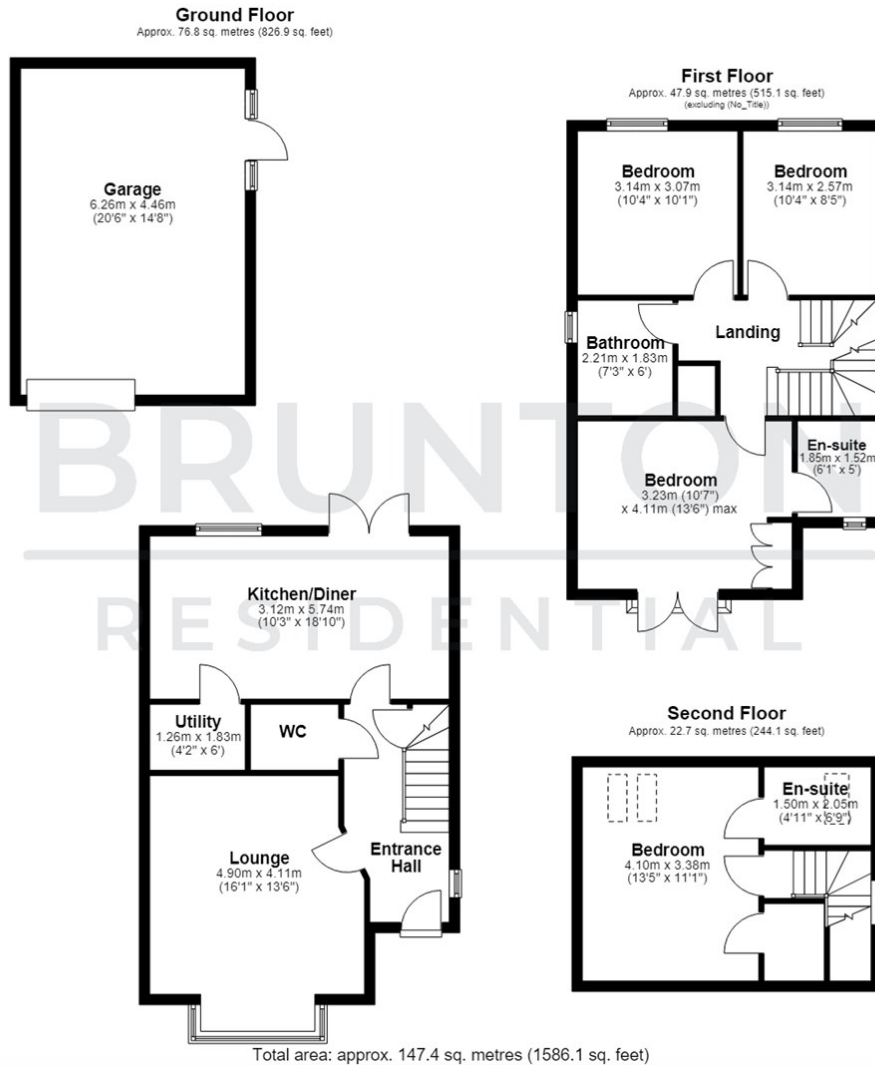
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : E

EPC RATING :



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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	