

# BRUNTON

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## RESIDENTIAL



**PINEWOOD AVENUE, NORTH GOSFORTH, NE13**

**£310,000**



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Delightful five-bedroom link detached family home situated within the popular North Gosforth development. Offering generous living accommodation throughout, an attached garage, wrap-around gardens and well-proportioned bedrooms.

A particular highlight is the spacious dual-aspect dining room, which benefits from French doors opening onto the wrap-around rear and side gardens, creating an excellent space for both everyday family life and entertaining. The separate lounge provides a comfortable reception room, while the fitted kitchen offers a range of wall and base units with integrated appliances including an oven, hob and extractor hood.

The property is ideally situated within the sought-after North Gosforth development, offering excellent access to a wide range of local amenities, including supermarkets, cafés, shops and leisure facilities. Well-regarded schools are nearby, while regular bus services and convenient road links provide easy access to Newcastle city centre, Gosforth and the A1 motorway. Newcastle International Airport, Kingston Park Retail Centre and the Metro station are all within easy reach, further enhancing the convenience of this desirable location.



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The internal accommodation comprises: an entrance vestibule leading into the lounge, a spacious reception room positioned to the front of the property. From the lounge, access is provided to the dual-aspect dining room, which features French doors opening directly onto the wrap-around rear and side gardens. A staircase rises from the dining room to the first-floor landing.

Leading from the dining room is the fitted kitchen, offering a range of wall and base units with complementary work surfaces and integrated appliances including an oven, hob and extractor hood. A rear door provides access to the garden, while the integral garage is accessed externally of the property.

To the first floor, the landing provides access to five bedrooms, the family bathroom and a separate shower room. The family bathroom is fitted with a bath with shower over, wash hand basin and WC, while the separate shower room comprises a walk-in shower, wash hand basin and WC. Two useful storage cupboards are located just off the landing.

Externally, the property benefits from a driveway providing off-street parking and access to the attached garage. The wrap-around gardens extend to the side and rear of the property, incorporating lawned areas, mature planting and paved seating areas, creating an excellent outdoor space for relaxing and entertaining.





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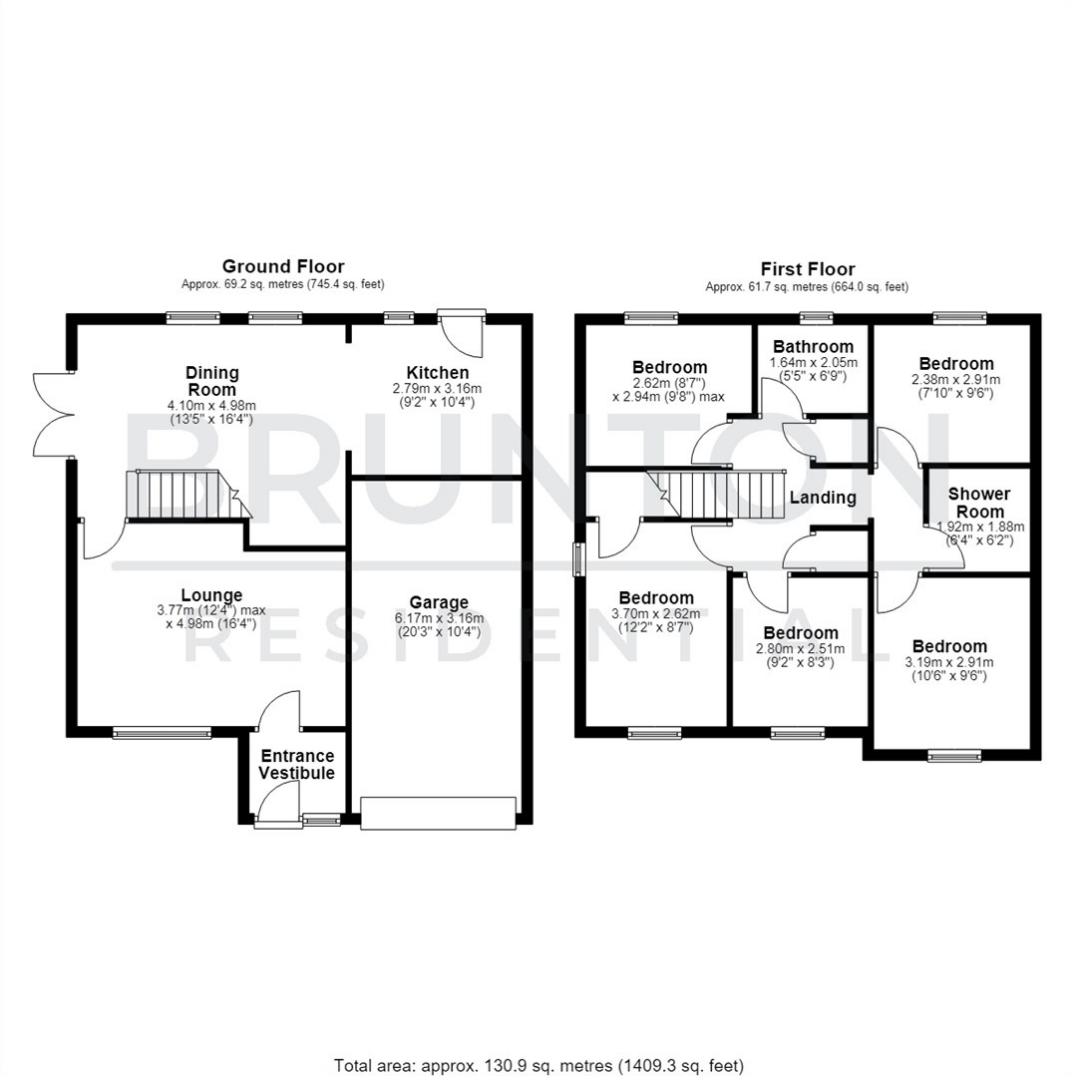
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : North Tyneside CC

COUNCIL TAX BAND : C

EPC RATING :



| 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 |