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NUNWICK WAY, HAYDON GRANGE, NE7

Offers Over £585,000

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Wonderful Extended and Double Fronted Detached Family Home Within the Sought After Haydon Grange Development, Boasting in Excess of 2,700 Sq ft and Offering an Exceptional 33ft Kitchen/Diner/Family Room Plus Separate 21ft Living Room, Office, Utility Room, Ground Floor Shower Room, Five Double Bedrooms, Additional Family Shower Room Plus Two Further En-Suites, Off Street Parking Plus Double Garage/Gym & Wonderful Landscaped Rear Gardens!

This substantial and sympathetically extended detached family home is ideally positioned on the desirable Nunwick Way, Haydon Grange. Nunwick Way is well served by a selection of highly regarded schools and is perfectly placed close to, Northumbria University's Coach Lane Campus and the Freeman Hospital.

Nunwick Way also benefits from a range of everyday amenities nearby, including supermarkets, cafés, restaurants and leisure facilities, with the popular Four Lane Ends and Benton Metro Stations offering easy links to Newcastle City Centre and further throughout the region. The development is also within easy reach of the bustling centres of Gosforth and Jesmond, offering an excellent choice of independent shops, bars and eateries.

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The internal accommodation comprises: a welcoming entrance hall with attractive wood-effect flooring, a built-in storage cupboard, and stairs leading up to the first floor. The hallway also provides access to a well-appointed home office with fitted desk space and overhead cabinetry, ideal for home working. The generous living room enjoys a large front-facing bay window, contemporary flooring, an attractive feature fireplace, and French doors opening directly into the impressive open-plan kitchen, dining and family space.

This exceptional open-plan living area has been thoughtfully enhanced to create the heart of the home, with herringbone-style flooring flowing through the dining and family areas, multiple skylights, recessed spotlights, and bi-fold doors opening onto the rear garden. The shaker-style kitchen is fitted with extensive cabinetry, granite work surfaces, a Belfast sink, integrated appliances, a central island with breakfast seating, and a range-style cooker beneath a contemporary extractor. A separate utility room offers further fitted units, integrated appliances, tiled flooring, and direct access to the garden and the substantial garage, which has been finished with tiled flooring and offers excellent versatility as a home gym, studio, workshop, or additional recreational space. A stylish ground-floor shower room with door into garage completes this level.

Stairs lead up to the first-floor landing, where useful storage cupboards provide additional practicality and access is given to five well-proportioned bedrooms, all benefiting from fitted wardrobes. The spacious main bedroom enjoys a en-suite bathroom featuring a spa bath with shower over, while a second bedroom also benefits from its own contemporary en-suite shower room. The remaining bedrooms are served by a beautifully presented family shower room featuring full-height tiling, a contemporary suite, and a walk-in glazed shower enclosure, creating a stylish finish for everyday living.

Externally, the property enjoys an attractive frontage with neatly maintained hedging, a block-paved driveway providing ample off-street parking, and access to the double garage.

To the rear is a private enclosed garden with an extensive paved terrace, raised brick-edged seating areas, a generous lawn surrounded by mature trees and established planting, creating a superb setting for outdoor dining, entertaining, and family life.



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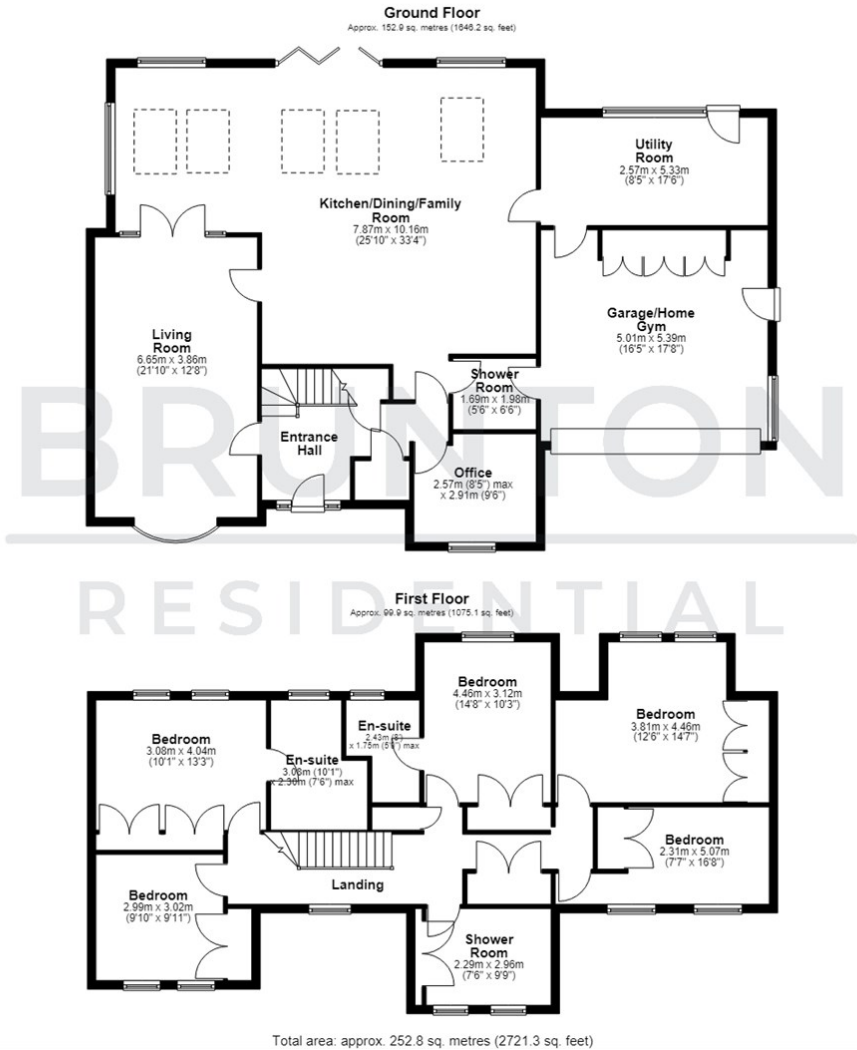
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : F

EPC RATING : C



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		
	77	80
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		