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NUNNYWICK WAY, NE13

Offers Over £525,000

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Beautifully presented five-bedroom detached family home occupying a generous plot on Nunnywick Way, offering spacious three-storey accommodation, a detached double garage and excellent space for modern family living.

The well-planned layout includes an open-plan kitchen and dining room with French doors to the garden, a separate utility room with a WC, and a full-depth first-floor living room with a Juliet balcony. A study, five well-proportioned bedrooms, including a main bedroom with an en suite, and a contemporary family bathroom provide flexible accommodation for growing families.

Situated within the popular Greenside development, Nunnywick Way enjoys a peaceful setting made up predominantly of detached homes. Local shops, supermarkets, cafés and everyday amenities are all close by, together with well-regarded schools and open green spaces. Excellent road links to the A1, Newcastle city centre and Newcastle International Airport, along with regular public transport, make this an ideal location for families and professionals seeking generous accommodation in a highly desirable area.

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The internal accommodation comprises: a welcoming entrance hall with stairs leading up to the first floor and a useful understairs storage cupboard. To the right, the impressive open-plan kitchen features an extensive range of high-gloss wall and base units, granite effect worktops, a central island with breakfast seating, integrated double ovens, a gas hob with stainless steel extractor, tiled splashbacks, recessed lighting and wood effect flooring. The adjoining dining room provides ample space for entertaining, enhanced by an exposed brick feature wall and French doors opening onto the rear garden. Completing the ground floor is a well-appointed utility room with matching units, worktops, plumbing for appliances, external access and a convenient WC.

The first-floor landing gives access to the generous living room spanning the full depth of the property. Dual-aspect windows and French doors opening onto a Juliet balcony fill the room with natural light, while the spacious layout provides excellent space for both relaxing and entertaining. This floor also offers a versatile study and a well-proportioned double bedroom. On the second-floor landing, providing access to the main bedroom with fitted wardrobes and a contemporary en suite shower room with a glazed enclosure and stylish tiling. Three further bedrooms are served by the spacious family bathroom, fitted with both a panelled bath and a separate shower enclosure, complemented by modern wall and floor tiling.

Externally, the property occupies an attractive wraparound plot with neatly maintained front gardens enclosed by mature hedging. A detached double garage sits alongside a generous block-paved driveway providing off-street parking for multiple vehicles. The enclosed rear garden has been thoughtfully landscaped with an expansive paved seating area, a well-maintained lawn, established planted borders, brick and timber boundary walls, and gated side access, creating an excellent space for outdoor dining and entertaining.



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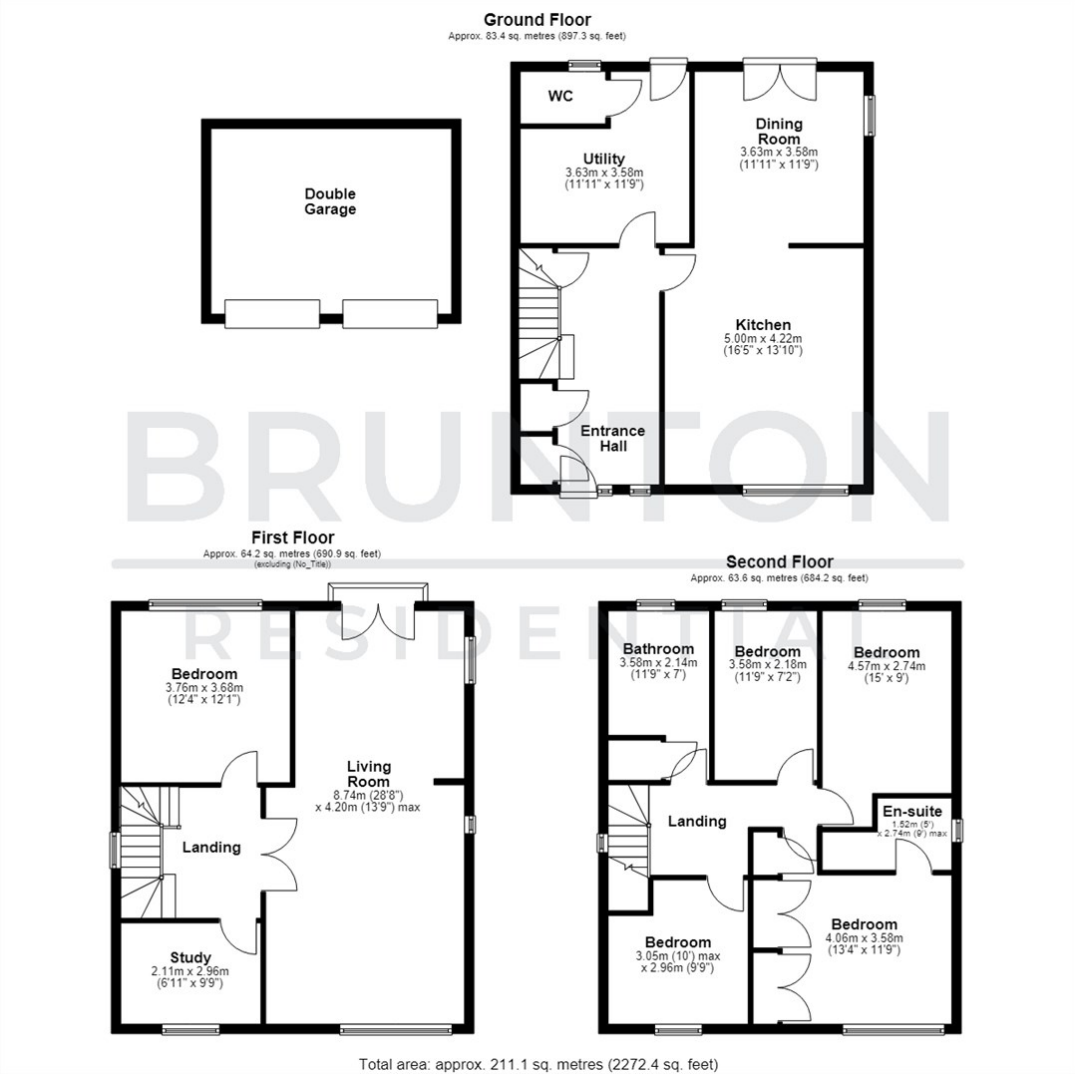
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : G

EPC RATING : C



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