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BRAMBLE WAY, GREAT PARK, NE13

£269,995

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Beautifully presented three-bedroom semi-detached home on Bramble Way, offering stylish accommodation, a landscaped rear garden and an attractive open outlook across the neighbouring green.

The well-planned layout includes a spacious living room and a contemporary kitchen/diner with integrated appliances & French doors opening onto the garden. Upstairs, the main bedroom benefits from an en-suite, alongside two further bedrooms and a modern family bathroom. Outside, the enclosed rear garden is thoughtfully landscaped, while a private driveway provides off-road parking.

Positioned within the highly desirable Great Park development, this home enjoys easy access to local shops, cafés, supermarkets and well-regarded schools, making it particularly appealing for families and professionals. Excellent road links via the A1 provide convenient connections to Newcastle city centre, the airport and surrounding business parks, while nearby green spaces and walking routes further enhance the lifestyle on offer. Combining a sought-after location with beautifully presented interiors, this is an exceptional home in a thriving community.

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The internal accommodation comprises: an entrance hall with stairs leading up to the first floor and access into the beautifully presented living room. Enjoying generous proportions and an attractive outlook across the open green to the front, this elegant reception room is filled with natural light and leads through to an inner hall with a useful storage cupboard and a convenient WC finished with contemporary tiling and wood effect flooring.

To the rear, the impressive kitchen/diner provides a bright and sociable space with a dual aspect, French doors opening onto the garden and ample room for dining. The stylish shaker kitchen is fitted with integrated appliances including a fridge freezer, washing machine, dishwasher, waist height oven and grill, alongside a gas hob with stainless steel extractor. Wood effect work surfaces and flooring complete the contemporary finish.

Stairs lead to the first floor landing, giving access to the main bedroom with a beautifully appointed en suite shower room featuring full height contemporary tiling, a walk-in shower, WC and wash hand basin. A further double bedroom, a well-proportioned single bedroom and the modern family bathroom, fitted with a panelled bath, WC and pedestal wash hand basin, are all presented to an exceptional standard.

Externally, the property enjoys an attractive frontage with a neatly maintained lawn and pathway to the entrance. The enclosed rear garden has been thoughtfully landscaped with a generous paved seating area, well-kept lawn and colourful planted borders, creating an inviting space for outdoor entertaining. A timber gate provides access to the private block paved driveway, offering off-road parking, while the front aspect benefits from uninterrupted views across the neighbouring green.



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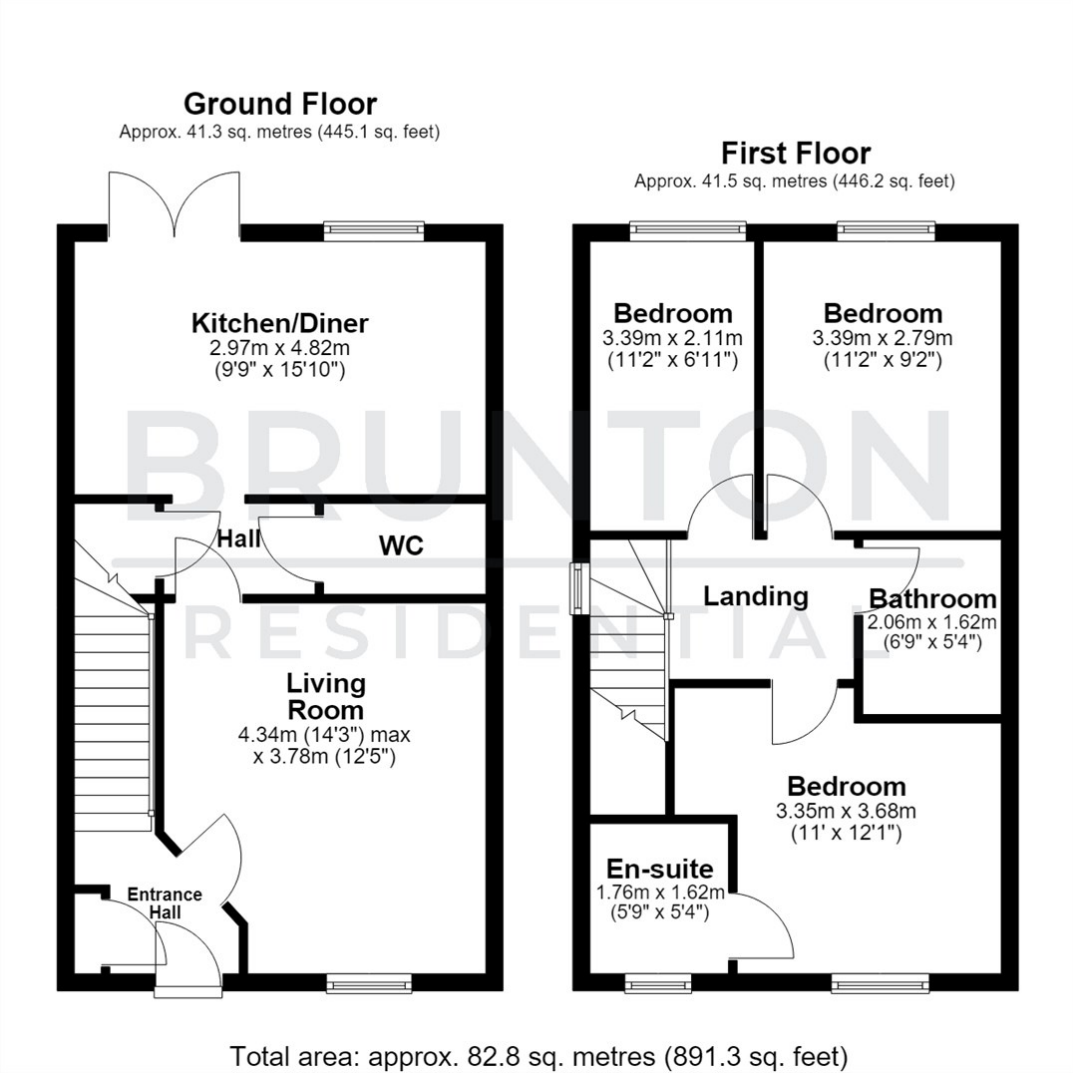
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(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 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		
England & Wales	EU Directive 2002/91/EC	