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QUEENSWAY, BRUNTON PARK, NE3

Offers Over £400,000

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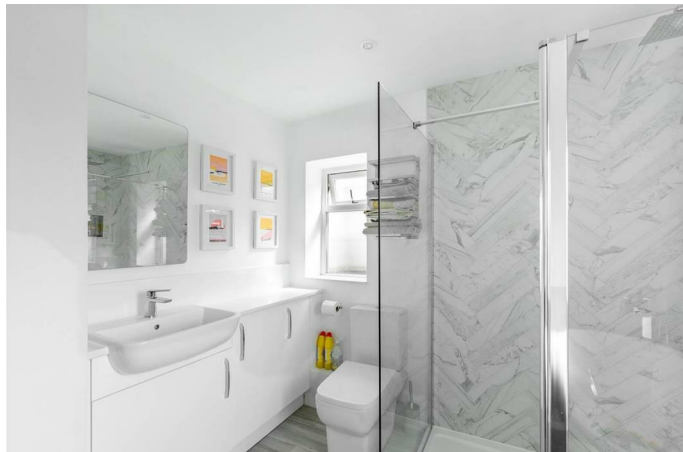


This extended four-bedroom semi-detached family home is well presented throughout and offers thoughtfully arranged accommodation across two floors. The property features a bright living room with walk-in bay window, a spacious kitchen diner with direct access to the rear garden, and a useful utility area with ground floor WC and internal access to the garage. Externally, the home benefits from off-street parking and a private south-facing rear garden, making it an ideal choice for a range of buyers.

Situated on Queensway within the sought-after Brunton Park, the property enjoys a convenient setting close to local amenities, schooling, and transport links in central Gosforth. The surrounding area remains popular with families and professionals alike, offering a balance of everyday convenience and suburban living.

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The internal accommodation comprises an entrance hallway with stairs leading to the first floor. To the front, there is a bright and spacious living room, enhanced by a walk-in bay window. To the rear, the kitchen diner is fitted with a range of wall and base units with coordinated work surfaces and selected integrated appliances, and provides direct access to the rear garden via double doors. The kitchen also leads to a utility area, which incorporates a ground floor WC and access to the integral garage.

The first floor landing provides access to three well-proportioned double bedrooms, all offering space for furnishings, along with a fourth bedroom which could be utilised as a home office or nursery. The accommodation is completed by a family bathroom featuring a four-piece suite including a freestanding bath.

Externally, there is a block-paved driveway to the front of the property, providing off-street parking and access to the garage. To the rear, there is a private south-facing garden, mainly laid to lawn with a generous patio area and fenced boundaries, ideal for outdoor dining and entertaining.



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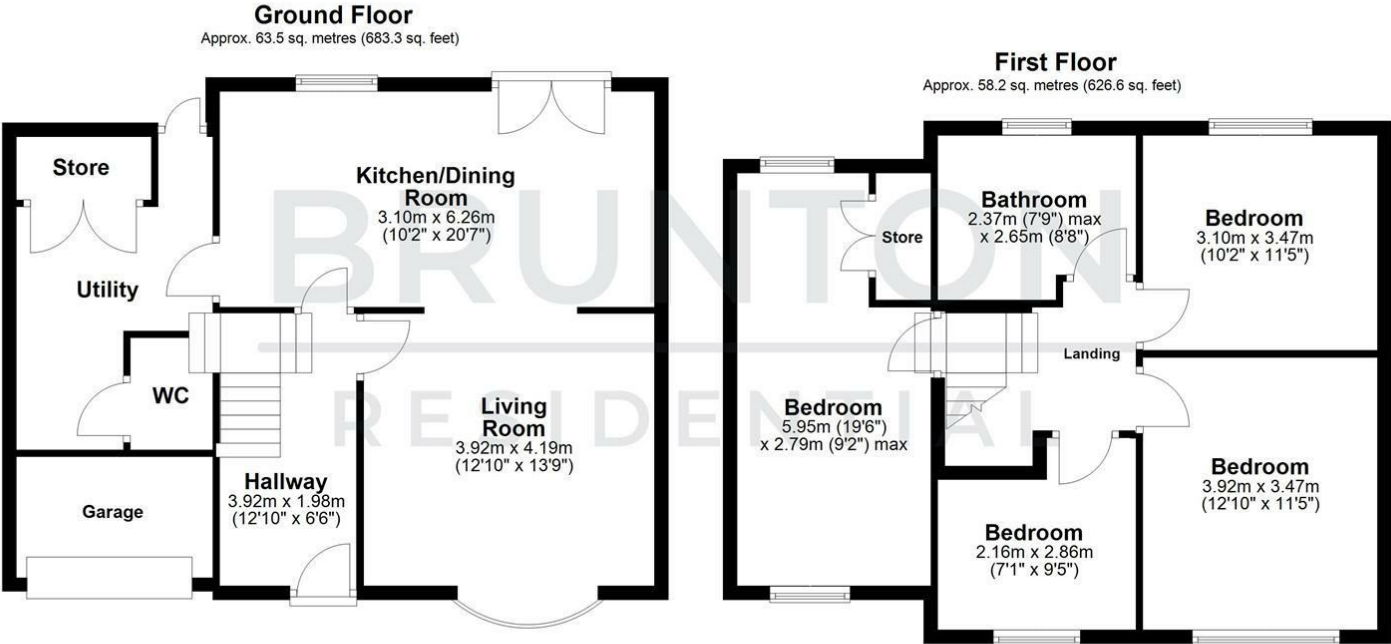
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TENURE : Leasehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : D

EPC RATING :



Total area: approx. 121.7 sq. metres (1309.9 sq. feet)

All measurements are approximate and are for illustration only.
Plan produced using PlanUp.

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 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	