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NETHERWITTON WAY, NEWCASTLE UPON TYNE, NE3

Offers Over £390,000

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Beautifully presented three-bedroom detached home on Netherwitton Way, offering generous accommodation, extensive improvements and an impressive wraparound garden.

The property provides a well-considered layout with a dual-aspect living room and a generous open-plan kitchen and dining space, centred around a useful breakfast bar. Three well-proportioned bedrooms are complemented by fitted wardrobes, an updated en suite and a stylish family bathroom, while the substantial west-facing garden provides a choice of outdoor seating areas, including a large timber deck. A double garage and parking for up to five vehicles add excellent practicality.

Positioned on a pedestrianised frontage within a desirable residential setting, Netherwitton Way provides a pleasant environment while remaining within Newcastle upon Tyne. The combination of generous internal accommodation, extensive outside space and excellent parking makes the property well suited to families seeking a substantial home with scope to enjoy both the indoor and outdoor spaces. This is a particularly well-presented property with a strong range of features throughout.

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The internal accommodation comprises: an entrance hall with access to the convenient WC, living room and kitchen/dining room, with stairs leading up to the first floor. The dual-aspect living room is beautifully presented with wooden-effect flooring, recessed ceiling lighting and windows to two elevations, creating a bright and well-proportioned reception space.

The refurbished kitchen/dining room provides generous proportions and is fitted with grey shaker-style units, light work surfaces and a white metro-tiled splashback. Integrated appliances include an oven and hob with an extractor over, while the breakfast bar provides a practical seating area and useful separation between the kitchen and dining space. The room is finished with large-format gloss floor tiling, recessed lighting and a glazed door providing direct access to the garden.

To the first floor, the landing gives access to three bedrooms, the family bathroom and en-suite. The main bedroom is a generous double with fitted wardrobes and an updated en-suite shower room, while the two further bedrooms are also fitted with wardrobes, providing useful storage throughout. The family bathroom is beautifully presented with large-format grey-effect wall tiling and patterned floor tiling, incorporating a panelled bath with shower attachment, wash basin, WC and heated towel rail. The en-suite features a glazed shower enclosure, wash basin and WC, with contemporary tiling and a heated towel rail.

Externally, the property benefits from an impressive west-facing garden which wraps around the side and rear, providing a substantial outdoor space. Predominantly laid to lawn, it features paved pathways, gravelled borders, established planting and mature palm trees, together with a large timber deck creating a dedicated seating and entertaining area. Brick wall boundaries provide privacy, while a rear gate gives access through to the double garage, with parking for up to five vehicles. The property has been extensively refurbished and carefully maintained by the current owners, with the generous accommodation, excellent garden and exceptional off-street parking combining to create a well-appointed home.



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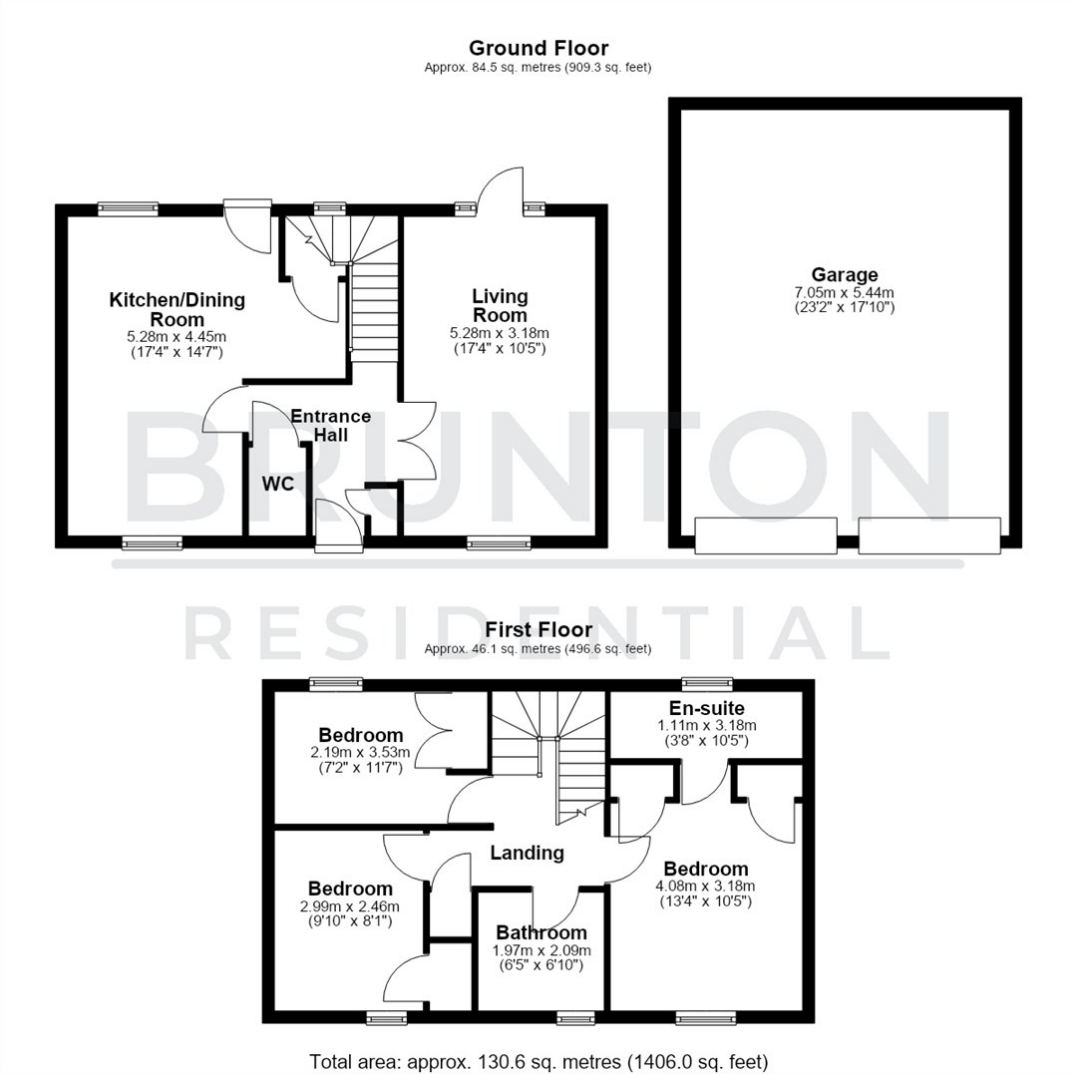
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : D

EPC RATING :



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