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HIGHFIELD PLACE, BRUNSWICK GREEN, NE13

Offers Over £320,000

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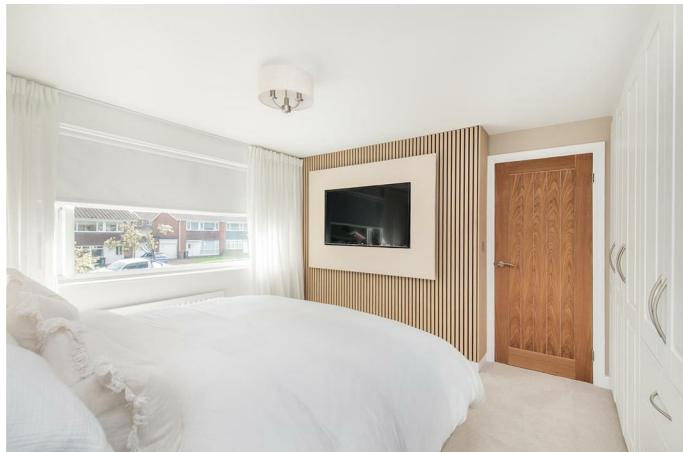
Beautifully presented three bedroom link detached home on Highfield Place, Brunswick Green, featuring a substantial rear extension and high quality refurbishment throughout.

The accommodation includes a bay fronted lounge and impressive open plan kitchen, dining and living space. The contemporary shaker style kitchen features integrated appliances, a central island and pendant lighting, while skylights and bi-fold doors create a bright, spacious setting with direct access to the landscaped rear garden. Three bedrooms and a contemporary family bathroom are positioned on the first floor, with the main bedroom benefiting from fitted wardrobes and feature panelling. Externally, there is a double length driveway, garage and landscaped rear garden with paved terrace, artificial lawn and raised planters.

Highfield Place is set within a quiet cul-de-sac with minimal through traffic. Brunswick Green offers a range of everyday amenities, including local shops, supermarket, post office, library, health services and primary schools, with leisure opportunities and green spaces nearby. Regular bus services provide connections towards Newcastle and surrounding areas, while the A1 and A19 offer convenient road links. Offered with no onward chain, the property provides generous accommodation in a well-connected setting.

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The internal accommodation comprises: a welcoming entrance hall with herringbone style flooring, detailed wall panelling and staircase with oak handrail leading to the first floor. The lounge sits to the right, beautifully presented with a forward facing bay window, plantation style shutters, wall mounted television and soft neutral finish.

From the hallway, the property opens into an impressive full width kitchen/diner/living area, created as part of the substantial rear extension. Finished with light herringbone flooring, recessed lighting and skylights, the room is exceptionally bright and spacious. The fitted kitchen features an extensive range of shaker style units, contrasting light work surfaces, large central island with seating for four, pendant lighting and integrated appliances. There is a range style cooker, generous fitted storage and access to the garage. The open plan layout provides ample space for dining and relaxing, while bi-fold doors span much of the rear elevation, opening onto the garden and connecting the inside and outside spaces.

The first floor provides three bedrooms and a family bathroom. The main bedroom has extensive fitted wardrobes, a feature panelled wall with wall mounted television and wide window with plantation style shutters. The remaining bedrooms offer good proportions and flexibility. The family bathroom has contemporary full height tiling and comprises a bath with glazed shower screen, pedestal wash basin and WC, with a frosted window providing natural light.

Externally, the property occupies a good sized plot, with a generous double length block paved driveway providing multiple vehicle parking and leading to the garage with remote control roller shutter door. The front garden is neatly landscaped, while the rear has a substantial paved terrace, raised contemporary planters, artificial lawn and dedicated seating area, enclosed by timber fencing.



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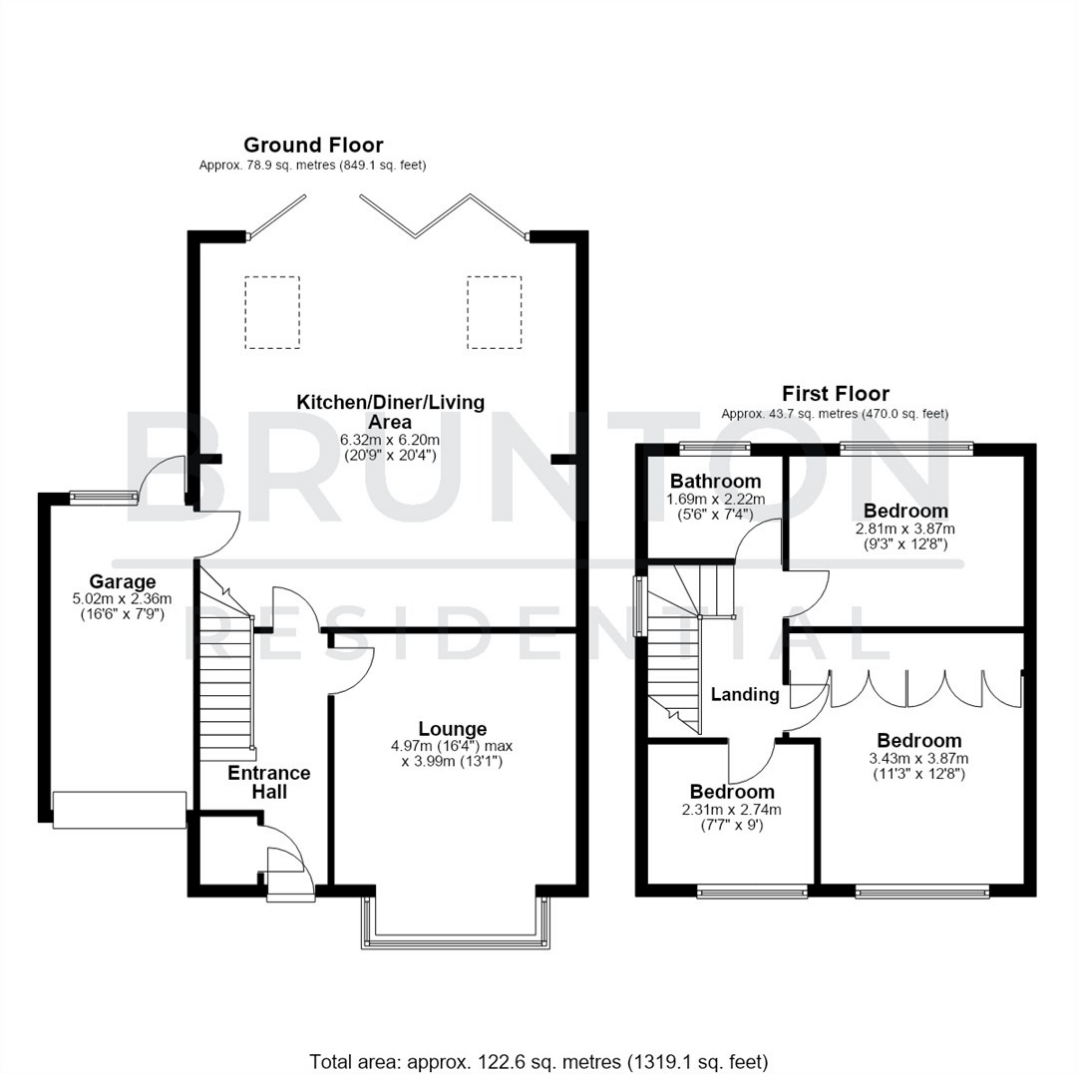
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TENURE : Freehold

LOCAL AUTHORITY : North Tyneside CC

COUNCIL TAX BAND : C

EPC RATING : C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		