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THORNBURY CLOSE, TUDOR GRANGE, NE3

Offers Over £245,000

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Well-presented three-bedroom semi-detached family home on Thornbury Close, Newcastle Upon Tyne, offering well-proportioned accommodation, attractive gardens and useful practical features including a garage and driveway parking.

The property provides a spacious open-plan living and dining area, with a front-facing bow window and French doors opening onto the rear garden. A separate contemporary fitted kitchen is complemented by a matching utility room with plumbing and external access. Upstairs, all three bedrooms are well positioned, with the two front-facing bedrooms each benefiting from bow windows, while the smaller of the two also features fitted storage, alongside a well-appointed shower room.

The property also benefits from an enclosed rear garden with a substantial paved seating area, lawn and established planting.

The front provides driveway parking and access to the garage, while the property's position offers convenient access to local amenities, schools and transport links. This well-proportioned home provides a practical layout with attractive outdoor space in a well-connected residential setting.

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The internal accommodation comprises: an entrance hall with stairs leading up to the first floor and access to the living room, kitchen and dining room. The generously proportioned living room is open plan to the dining area and benefits from a large front-facing bow window, creating a bright and welcoming reception space. Fitted carpet continues through the living and dining areas, while French doors from the dining area open directly onto the rear garden.

The separate kitchen is beautifully appointed with sleek white gloss cabinetry, marble-effect work surfaces and matching splashbacks, together with a stainless-steel sink positioned beneath the rear-facing window. There is a fitted gas hob with extractor above and a built-in oven. The utility room continues with matching fitted units, plumbing in place and direct external access, providing excellent practical space alongside the kitchen.

Upstairs, the landing gives access to three bedrooms and the shower room. The main bedroom is generously proportioned and benefits from a front-facing bow window, while the second front-facing bedroom also features a bow window and is a smaller, versatile room with fitted storage. The third bedroom is positioned to the rear and provides further flexible accommodation. The shower room is finished with marble-effect wall and floor tiling and features a curved shower enclosure, WC and wash basin with fitted storage.

Externally, the property is approached via a generous resin-style driveway providing access to the integral garage, with a further detached garage positioned to the side. The front garden is well maintained, with a central lawn, established hedging and neatly arranged planting. To the rear, the enclosed garden provides a substantial paved seating area directly outside the French doors, leading onto a well-kept lawn with stepping stones, established borders and mature planting, creating an attractive and practical outdoor space.



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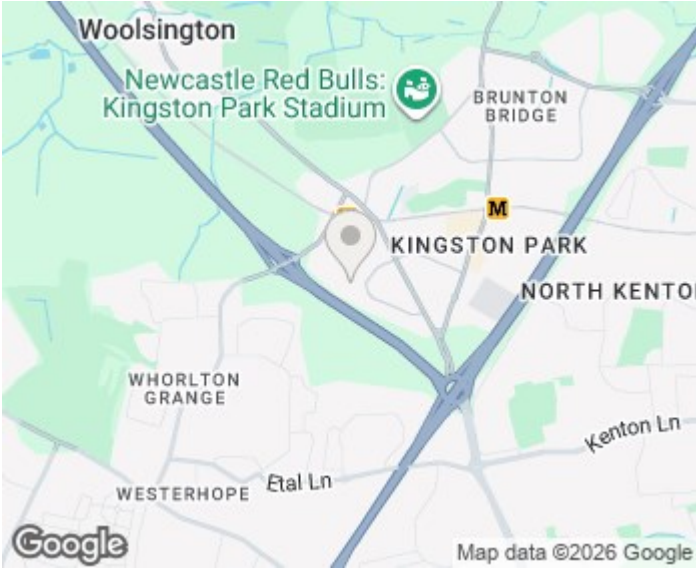
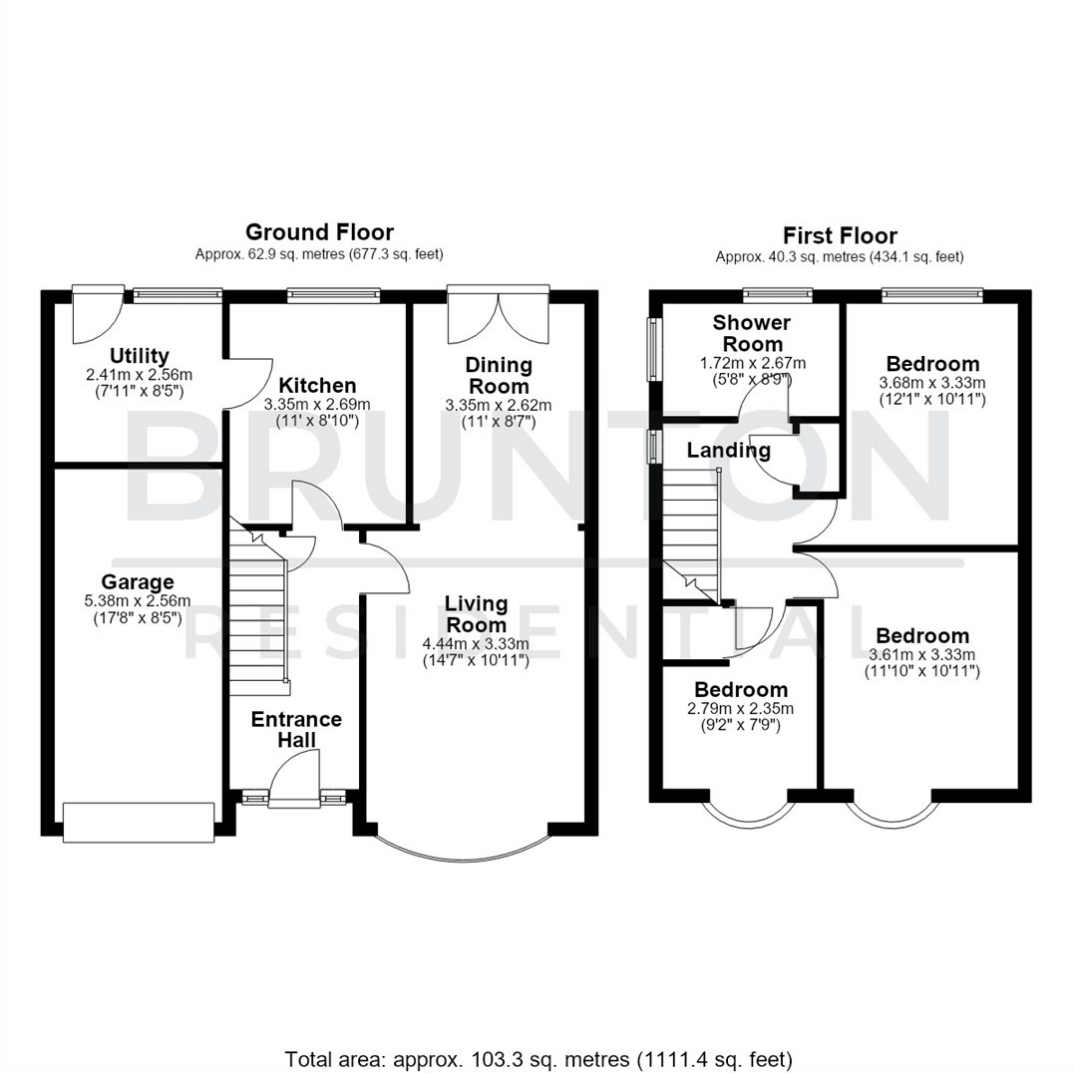
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		68
(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