BRUNTON

RESIDENTIAL



ELEMORE CLOSE, GREAT PARK, NE13

Offers Over £440,000

BRUNTON

RESIDENTIAL












BRUNTON
RESIDENTIAL
Tefal



Substantial five-to-six-bedroom family home arranged over three floors, with two en-suites, a private balcony and double garage.

Offering generous and versatile accommodation across three floors, this impressive home is ideally suited to growing families or those requiring additional space for guests and home working. The ground floor provides a spacious living room, a versatile additional bedroom and an open-plan kitchen/diner with a separate utility room. To the first floor are two double bedrooms with en-suite facilities, a further flexible bedroom and a private balcony accessed from the principal bedroom. The second floor provides two particularly generous bedrooms and a family bathroom. Externally, the property is complemented by an enclosed rear garden, double garage and double driveway.

Situated in Newcastle upon Tyne, the property is well placed for access to a range of local amenities, schools and everyday conveniences. Newcastle city centre offers an extensive selection of shops, restaurants, cafés and leisure facilities, while the surrounding road network and public transport connections provide convenient access across the city and to neighbouring areas.

BRUNTON
RESIDENTIAL









BRUNTON

RESIDENTIAL

The internal accommodation comprises: a welcoming entrance hallway with stairs rising to the first floor, useful under-stair storage and a convenient ground floor WC. To the left is a generous living room, which could also accommodate a lounge/diner arrangement, benefiting from a bay window overlooking the front of the property. To the right is a versatile front-facing bedroom, currently arranged as a nursery/playroom, but equally suited to use as a snug or home office. Adjacent to this is access to the open-plan kitchen/diner, which enjoys dual-aspect windows and a door leading directly to the rear garden. The kitchen is fitted with a modern range of wall and base units, integrated appliances and ample space for dining furniture. A useful utility room is positioned off the kitchen/diner, providing further plumbing for appliances and an additional external door.

To the first floor, the landing gives access to two good-sized double bedrooms, both benefiting from en-suite facilities. The principal bedroom further enjoys built-in wardrobes and sliding doors opening onto a private balcony, while the second bedroom benefits from dual aspects. A third, smaller bedroom on this floor offers flexibility for use as a study, nursery or home office.

The second-floor landing provides access to two further generously proportioned bedrooms, both featuring dual aspects and built-in sliding wardrobes. A well-appointed family bathroom serves this floor, fitted with a shower over the bath and a heated towel rail.

Externally, the property benefits from a front garden surrounded by established shrubs. To the rear is an enclosed garden laid mainly to lawn, with paved patio seating areas providing an ideal space for everyday family life and entertaining. The property also benefits from a double garage and a double driveway, providing off-street parking for multiple vehicles.





BRUNTON

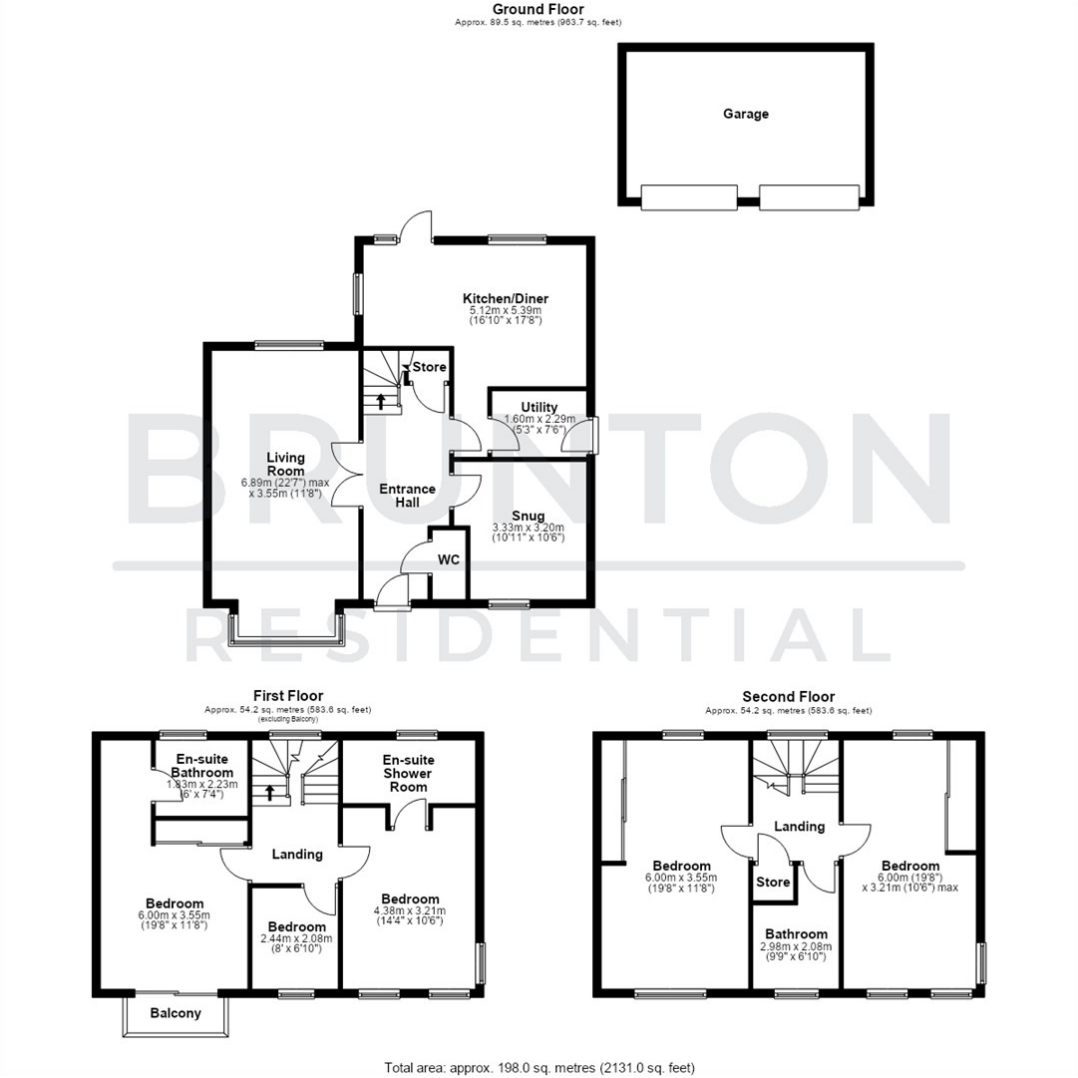
RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : F

EPC RATING : C



Total area: approx. 198.0 sq. metres (2131.0 sq. feet)



