



- Immaculately Presented
- Two Receptions
- Double Drive With EV Charger

- Sought After Location
- Stunning Kitchen
- Original Features

- 4 Bedrooms
- Landscaped Gardens
- Council Tax Band E



A superbly presented 4 bedroom semi detached house, occupying an excellent location within this highly sought after residential estate. Extensively updated by current and previous owners including a new roof in 2010. With recent double glazing and cavity wall insulation. The Reception Hall, with the restored original wood wall paneling and door to a Cloakroom/WC with low level wc, and wash basin. The Lounge, the focal point of which is a real flame gas fire with traditional surround and large glazed windows and double doors to the rear terrace. The Dining Room has a traditional fire surround with gas fire and bay window to front. The Stunning Kitchen/Breakfast Room has a range of oak fronted units by Callerton Kitchens and features granite worktops with inset sink unit, Island with breakfast bar, 5 ring gas, pop up extractor, two NEFF ovens with warming draws, integrated dishwasher, fridge, freezer and underfloor heating. The Utility Room is fitted with cupboards, sink unit and plumbing for a washer, modern gas combination boiler and door to storage/garage with double doors to drive. Stairs lead from the hall to a half Landing with Shower Room/WC and a Bathroom WC with modern suites and underfloor heating. First Floor Landing, with access to the spacious loft which is floored and has folding access ladder and roof light. Bedroom 1 has fitted wardrobes with matching drawer units and bay window to the rear. Bedroom 2 is to the front also with fitted wardrobes. Bedroom 3 to the front with bay and Bedroom 4 to the rear.

Externally, to the front is a block paved driveway for two cars and an EV charger. The landscaped Rear Garden has terraced patio with iron work railings and stone steps to a lower garden with a range of plants, shrubs and trees.

Brunton Park is conveniently situated with excellent road and public transport links into Gosforth High Street and the city. There is also excellent access to the A1 along with local amenities including schools for all ages.

**Reception Hall 13'1" x 9'10" (3.994 x 3.001)**

**Cloakroom WC**

**Lounge 12'3" x 18'10" max into bay (3.736 x 5.762 max into bay)**

**Dining Room 12'2" x 15'5" max into bay (3.717 x 4.712 max into bay)**

**Breakfasting Kitchen 17'6" x 12'11" (5.344 x 3.962)**

**Utility Room**

**Storage/Garage**

**Half Landing**

**Bathroom WC**

**Shower Room WC**

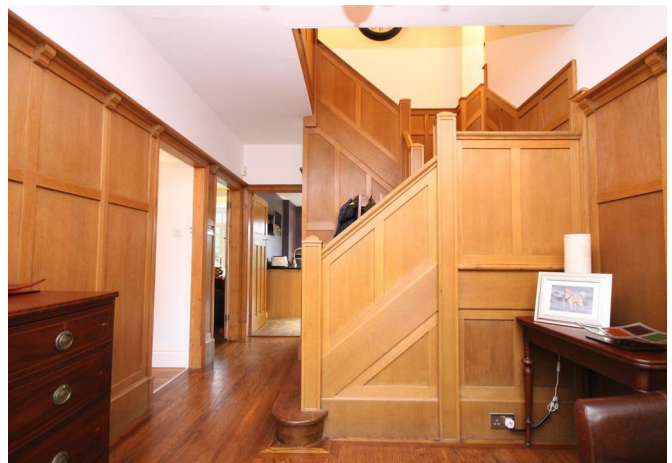
**First Floor Landing**

**Bedroom 1 10'2" x 16'4" max into bay (3.116 x 4.999 max into bay)**

**Bedroom 2 10'2" x 16'0" max into bay (3.116 x 4.890 max into bay)**

**Bedroom 3 10'8" x 10'0" (3.254 x 3.056)**

**Bedroom 4 10'0" x 9'3" (3.051 x 2.844)**





Energy Performance: Current C Potential B

Council Tax Band:

Distance from School:

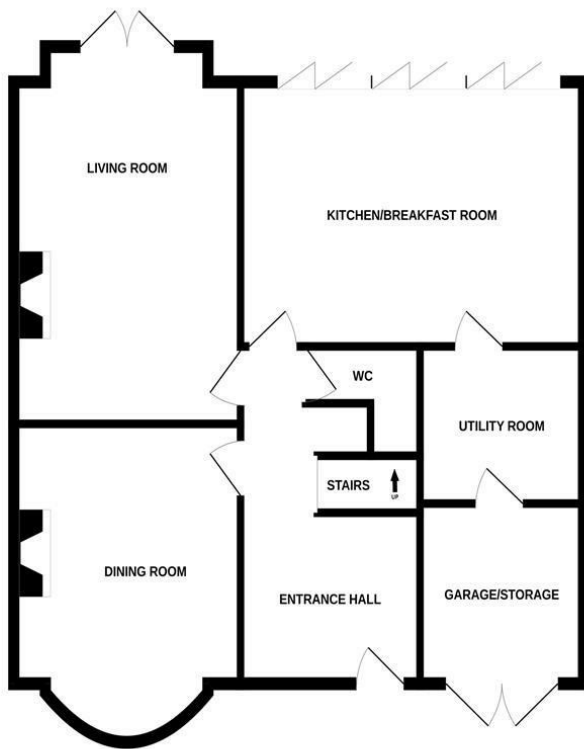
Distance from Metro:

Distance from Village Centre:

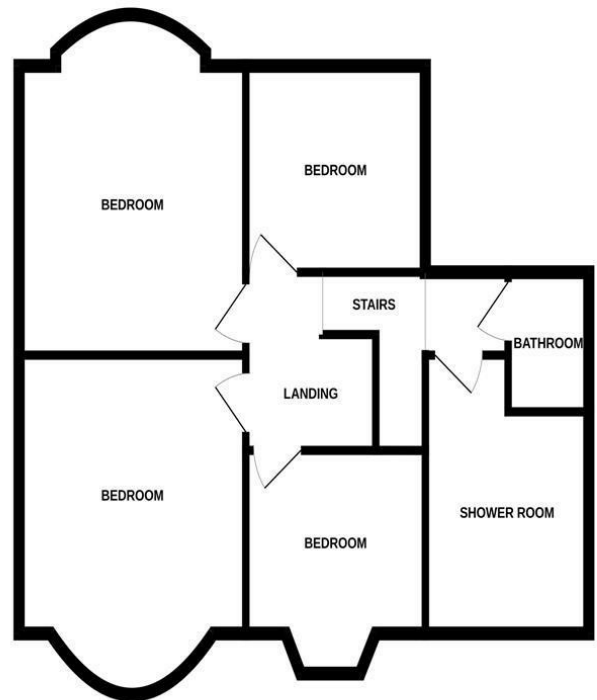




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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