

**BRUNTON**  
RESIDENTIAL



**CAMELLIA AVENUE, GREAT PARK, NE13**

Offers Over £250,000

# BRUNTON

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## RESIDENTIAL





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#### THREE BEDROOMS – SEMI-DETACHED HOUSE – SOUGHT-AFTER LOCATION

Brunton Residential are delighted to offer for sale this luxury condition 'Buttermere', a three-bedroom semi-detached home on Camellia Avenue, located within the popular Great Park development.

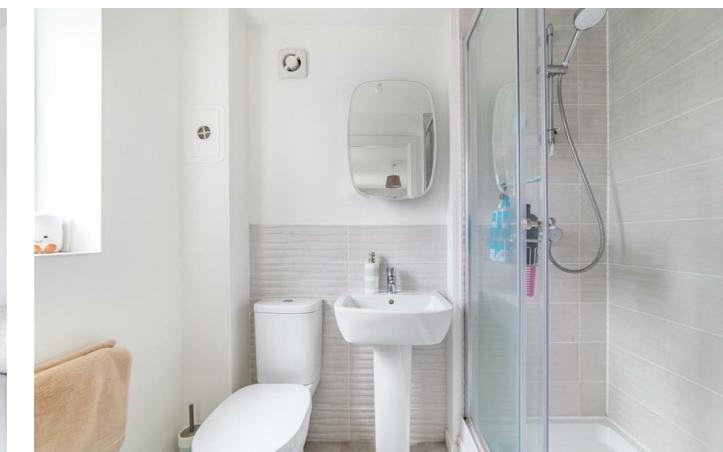
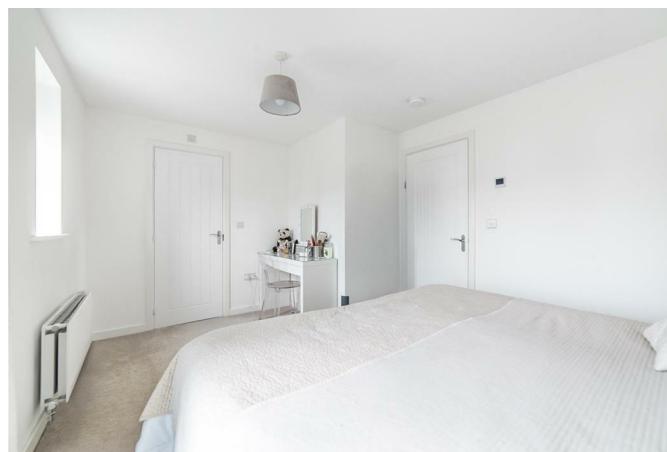
The property features three well-proportioned bedrooms, with the principal benefitting from an en suite shower room. It also offers a spacious lounge and a kitchen/diner. Further highlights include an attached garage providing off-street parking, as well as an enclosed rear garden.

Situated in Great Park, the property is ideally positioned close to a range of local amenities, parks, and transport links.

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Upon entering the property, you are welcomed into an entrance hall, the hallway provides access to a generous lounge, featuring a front-aspect window that allows for plenty of natural light.

Beyond the lounge, an inner hallway leads to a convenient ground floor WC and the staircase rising to the first floor. To the rear of the property, spanning its full width, is an impressive kitchen/diner. This modern and well-appointed space benefits from French doors opening onto the rear garden, creating an ideal setting for both everyday living and entertaining. The kitchen is fitted with a range of contemporary wall and base units, along with integrated appliances including an oven, hob and extractor fan, fridge freezer plus space for additional appliances. A rear-facing window enjoys pleasant views over the enclosed garden.

To the first floor, the landing provides access to three well proportioned bedrooms. The principal bedroom features a Juliette balcony and benefits from an en-suite shower room comprising a walk in shower, washbasin and WC. The remaining bedrooms are served by a modern family bathroom fitted with a bath and overhead shower, washbasin and WC. Additional storage is available via a useful cupboard on the landing.

Externally, the property offers a double driveway to the front providing off-street parking and access to the attached garage. To the rear is a private, enclosed garden, predominantly laid to lawn, with a paved patio seating area and fenced boundaries, ideal for outdoor relaxation.



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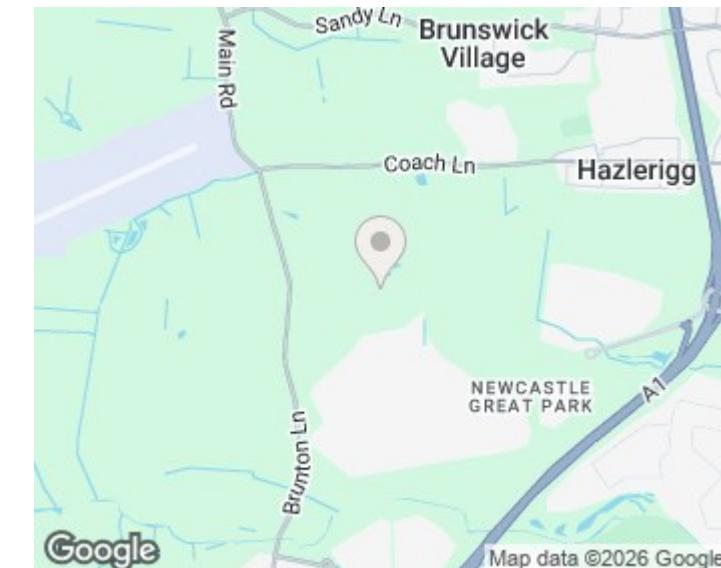
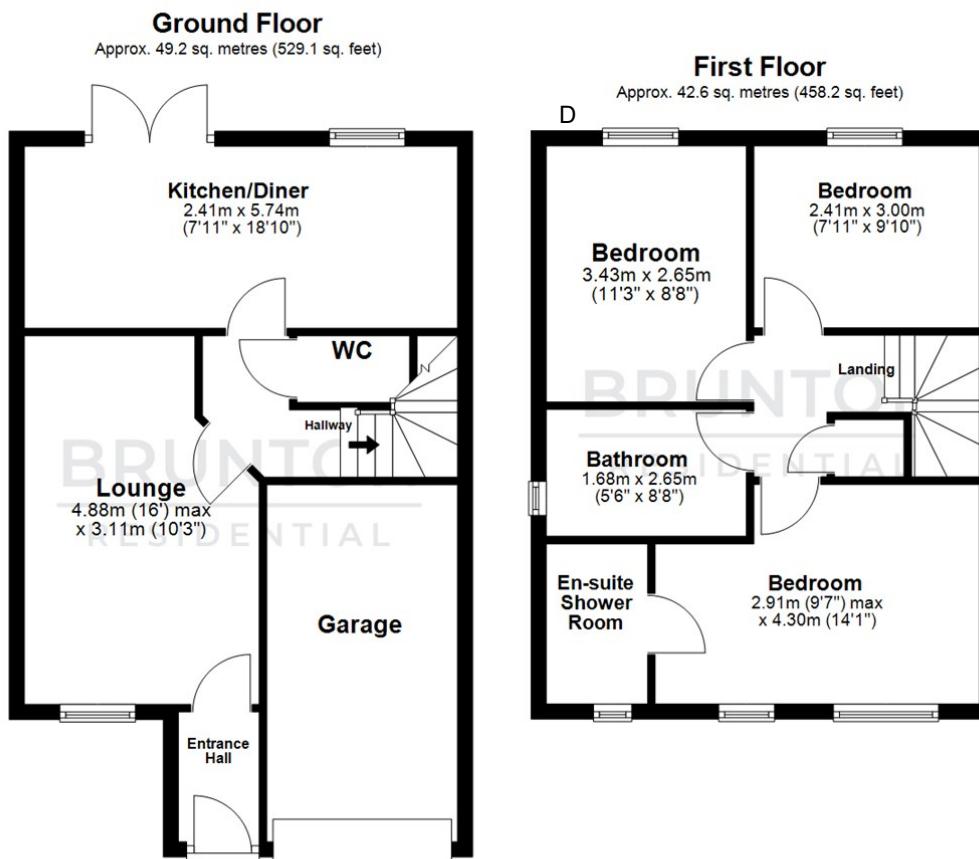
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : D

EPC RATING : B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	94	
(81-91) B	82	
(69-80) C		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		