

# BRUNTON

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## RESIDENTIAL



**PEREGRINE WAY, ABBEY HEIGHTS, NE15**

Offers Over £440,000

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Modern Four-Bedroom Detached Home with Two En Suites, South-Facing Garden, and Detached Garage, Positioned on a Generous Corner Plot in North Walbottle

Located within the popular Abbey Heights development, this well-presented Bellway 'Weaver' home offers spacious accommodation across two floors. The ground floor includes a large lounge with garden access, an open-plan family room and kitchen diner with utility area, and a guest WC. Upstairs are four bedrooms, including two with en suites, a principal suite with dressing room, and a stylish four-piece family bathroom.

The property enjoys a larger-than-average south-facing rear garden and benefits from a detached garage. Well-situated for local amenities and transport links across Newcastle.

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The internal accommodation comprises: Entrance hallway with stairs to the first floor, a storage cupboard, and a ground floor WC. To the left of the hallway is a spacious lounge with French doors opening onto the rear garden. To the right is an open-plan family room flowing into the kitchen diner, with a utility area and further French doors providing garden access.

The first floor landing gives access to four bedrooms, including two with en-suites. The master bedroom further benefits from a dressing room. A modern four-piece family bathroom completes the accommodation, featuring a bath and stand-alone shower.

Externally, the property enjoys a larger than normal south-facing rear garden due to its corner plot position, offering excellent outdoor space. The property further benefits from a detached garage.



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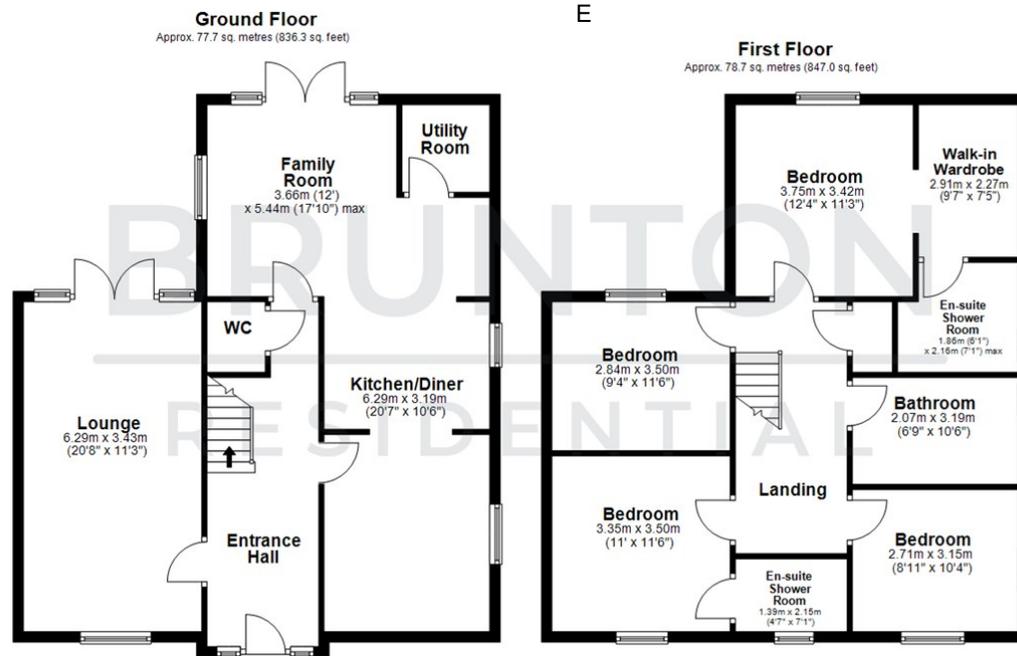
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : E

EPC RATING : B



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>93</b>
(81-91) <b>B</b>		<b>86</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	