

# BRUNTON

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RESIDENTIAL



**FEATHERSTONE GROVE, MELBURY, NE3**

Offers Over £425,000

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RESIDENCE





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Substantial and versatile four-bedroom townhouse, set over three floors and located within a highly sought after residential area of Newcastle.

The property offers flexible and well balanced accommodation throughout, featuring multiple reception spaces including a bay fronted drawing room with fireplace, a spacious lounge with garden access, and a separate dining room. The inclusion of a home office with Juliet balcony, a kitchen/breakfast room, and multiple bathrooms enhances the practicality of the home, making it well suited to modern family living. Externally, the property benefits from a private rear garden, and a double garage.

The location offers excellent access to local amenities, well regarded schools and transport links, with convenient routes into Newcastle city centre and surrounding areas. The property is ideally positioned for a range of buyers seeking space, flexibility and a well-connected residential setting.

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The internal accommodation comprises: an entrance vestibule leading into a welcoming hallway with stairs rising to the first floor landing. To the front, there is a versatile ground floor bedroom, offering excellent flexibility. To the rear, there is a spacious lounge featuring French doors opening out onto the rear garden, creating a bright and comfortable living space. The ground floor also includes a shower room, a utility room, and additional storage, enhancing overall practicality.

To the first floor, the landing provides access to a stunning drawing room positioned to the front, complete with a bay window and feature fireplace, creating an elegant reception space. There is also a separate dining room and a well-appointed kitchen/breakfast room, offering ample storage and work surface space, along with a convenient WC. A separate office space is also located on this level and benefits from a Juliet balcony, allowing for additional natural light.

To the second floor, there are three well-proportioned bedrooms, including a spacious main bedroom which benefits from a private balcony and en-suite shower room. The remaining bedrooms are served by a family bathroom, completing the accommodation. Each level of the home also benefits from additional storage cupboards, ensuring excellent practicality throughout.

Externally, the property benefits from a rear garden, predominantly laid to lawn with a patio pathway, providing an ideal space for outdoor seating and entertaining. The property further benefits from a double garage.



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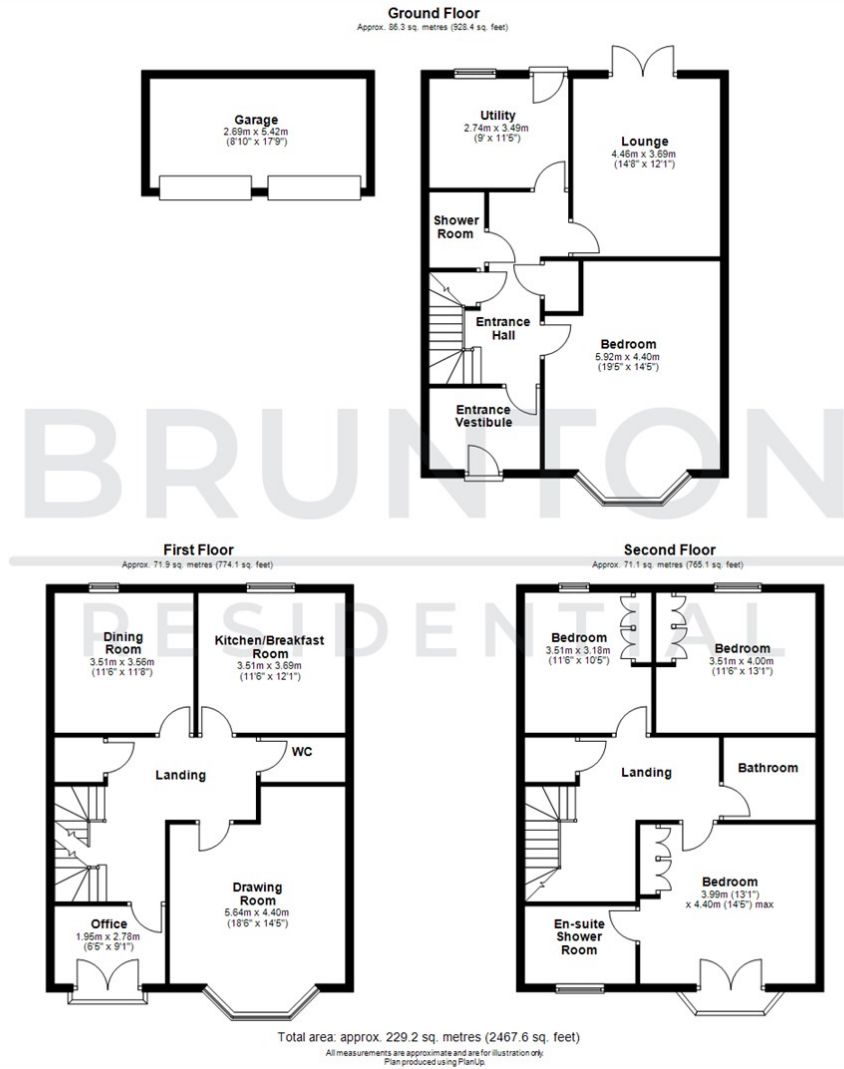
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : F

EPC RATING : B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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 energy efficient - higher running costs			
		<b>83</b>	<b>85</b>
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	