

**BRUNTON**  
RESIDENTIAL



**ASHWOOD CLOSE, GREAT PARK, NE13**

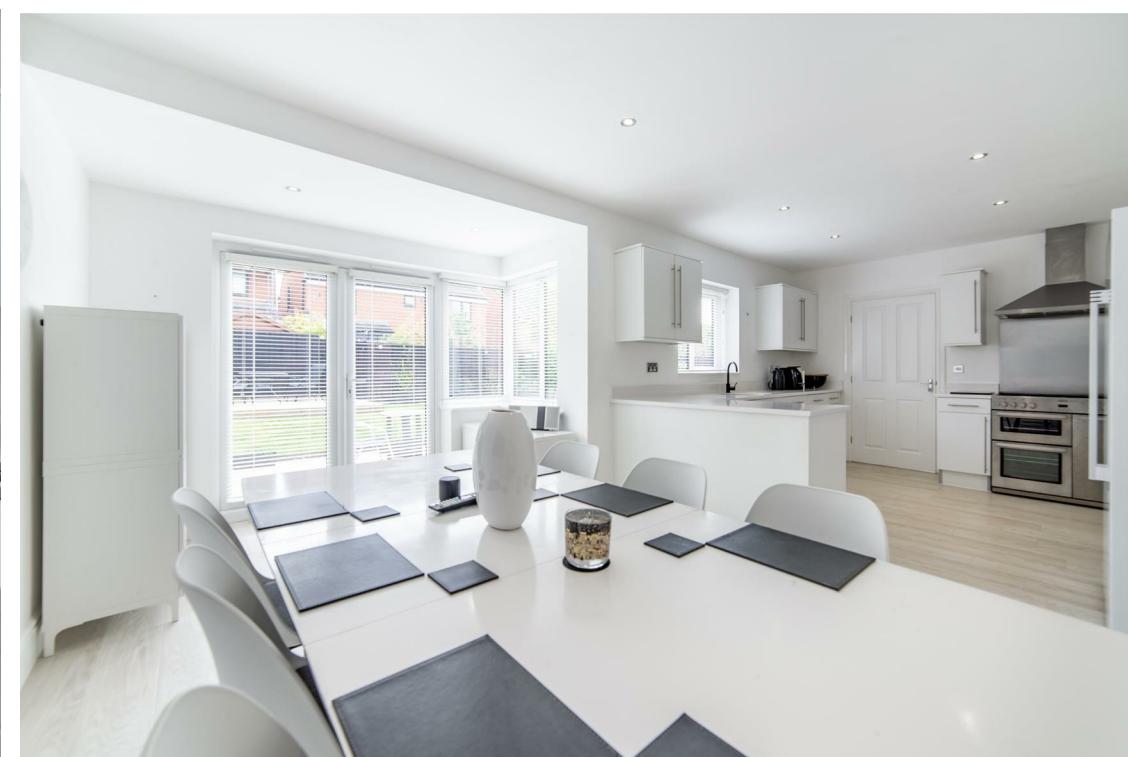
Offers Over £400,000

**BRUNTON**  

---

RESIDENTIAL





# BRUNTON

---

## RESIDENTIAL





**FOUR BEDROOM | DETACHED | BALCONY | GARAGE**

Brunton Residential is proud to present this beautifully maintained 'Romney' by Charles Church, a four-bedroom detached home, situated in the desirable area of Newcastle Upon Tyne.

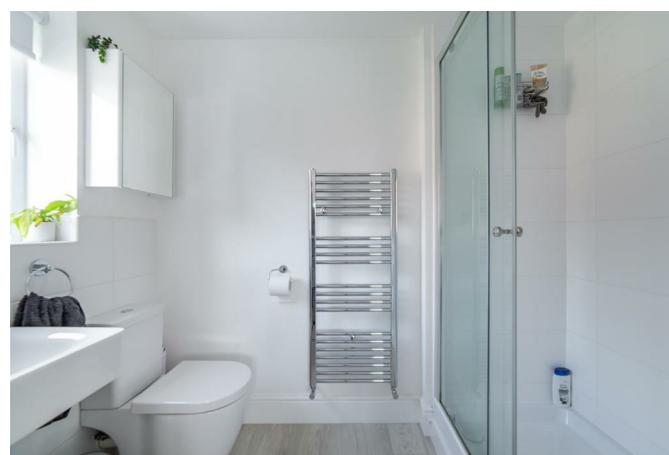
The property has a lovely curb appeal with its well-landscaped front garden and a balcony visible on the upper floor - adding to the home's modern design. The home also features a spacious kitchen/dinning room area ideal for family gatherings and entertaining guests.

The property enjoys the convenience of living close to shops, restaurants, and recreational options.

# BRUNTON

---

## RESIDENTIAL



# BRUNTON

---

## RESIDENTIAL

Upon entry, you step into an entrance hall that provides access to all main areas of the home. Straight ahead is a staircase leading to the first floor. To the left there is a lounge with windows overlooking the front of the house. Further down the hallway, to your right is an access door into the garage.

Toward the rear of the property is a spacious the kitchen/dining room area with direct access to the rear garden. Adjacent to the kitchen is a utility room, as well as a downstairs WC.

The first floor landing gives access to four well-proportioned bedrooms. The Master Bedroom is situated towards the front of the property and benefits from an en-suite shower and access onto a large balcony. A second bedroom positioned towards the front also benefits from access onto the balcony. The first floor is complimented by a family bathroom with a separate walk-in shower. There is a storage cupboard adjacent the the bathroom for added convenience. The property also benefits from a new air-source heating system with dual zone technology.

Externally, the gardens are well-maintained. The front of the property features a neatly paved driveway leading to the garage, offering convenient parking. The lawn is bordered by pathways, and there is tasteful landscaping, including trees and shrubs, adding to the overall curb appeal. The property also includes an enclosed rear garden with shrubs along the fencing, paved walkways, lawn and a patio area towards the rear corner with gated access on both sides.



# BRUNTON

---

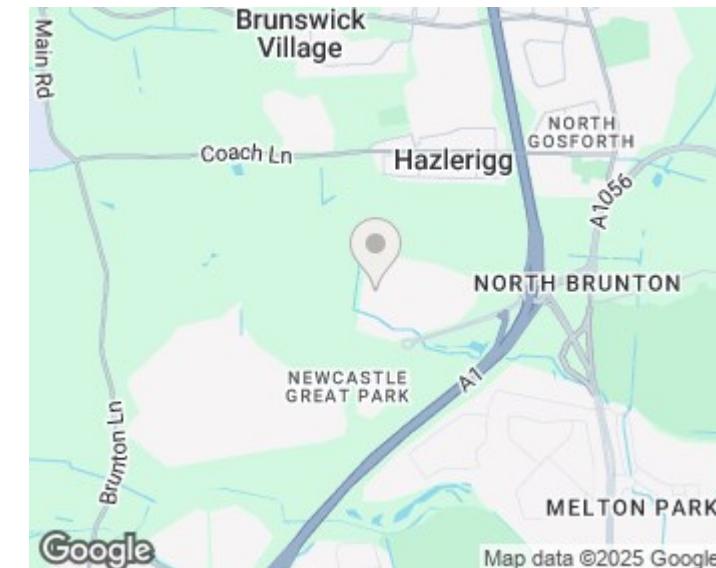
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : E

EPC RATING : C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		86
(81-91) B		
(69-80) C	75	
(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	