

**BRUNTON**  
RESIDENTIAL



**BRAMBLING PLACE, FIVE MILE PARK, NE13**

**£400,000**

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# BRUNTON

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## RESIDENTIAL





Delightful detached four-bedroom family home situated on Brambling Place in Five Mile Park. The property is well-presented and offers an ideal family home with a detached garage, off-street parking, and a private rear garden.

The ground floor boasts spacious lounge, kitchen, and dining room areas. The first floor hosts four generously sized bedrooms with three bathrooms, two of which are en-suites. The property further benefits from a versatile enclosed rear garden providing a lovely space for outdoor relaxation.

Located in the highly desirable area of Five Mile Park, the home enjoys excellent proximity to local shops, amenities, and well-rated schools. It also benefits from great transport links into Newcastle city centre and the surrounding areas, making it an ideal choice for families seeking comfort and convenience.

# BRUNTON

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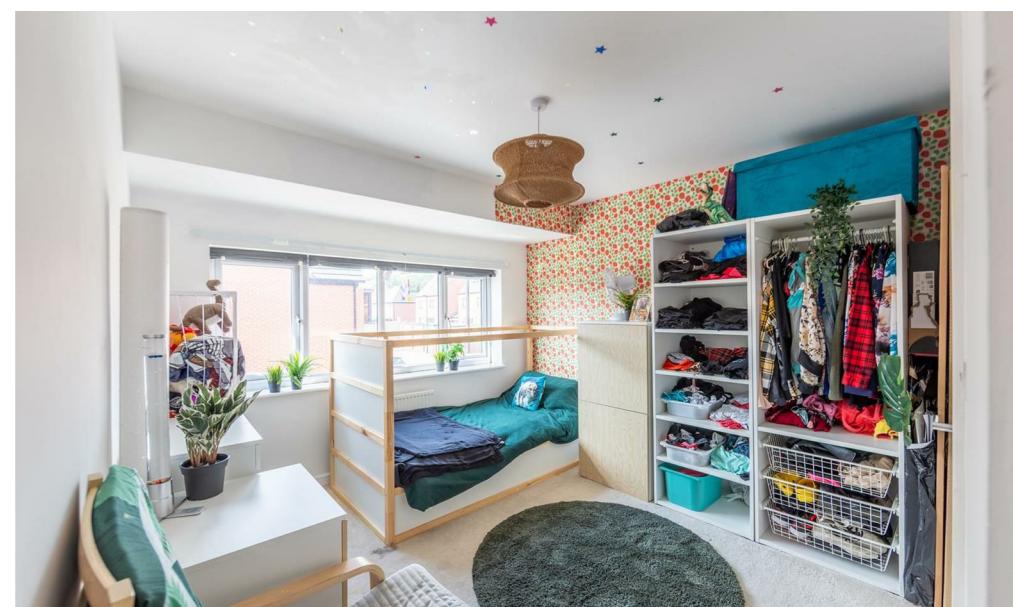
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The internal accommodation comprises: An entrance hallway with stairs leading to the first-floor landing. To the left is a spacious dining room with a front-aspect window, and to the right is a generous lounge featuring a front-aspect bay window. At the rear of the ground floor is a modern kitchen, well-equipped with integral appliances and floor and wall units offering ample storage space and work surfaces. The kitchen opens into a family room, with both areas featuring French doors that lead out to the rear garden. The ground floor further benefits from a convenient downstairs WC and an under-stair storage cupboard.

The first-floor landing provides access to four well-proportioned bedrooms. The master bedroom, located to the right of the property, benefits from an en-suite shower room. Bedrooms 2 and 3, situated to the left of the property, share a Jack-and-Jill en-suite shower room. A family bathroom services the fourth bedroom.

Externally, the property features a long driveway to the right, leading to a garage and providing off-street parking for two to three cars. To the rear, the enclosed garden includes paved, gravel, and lawned areas, offering a versatile space for various relaxation and outdoor activities.



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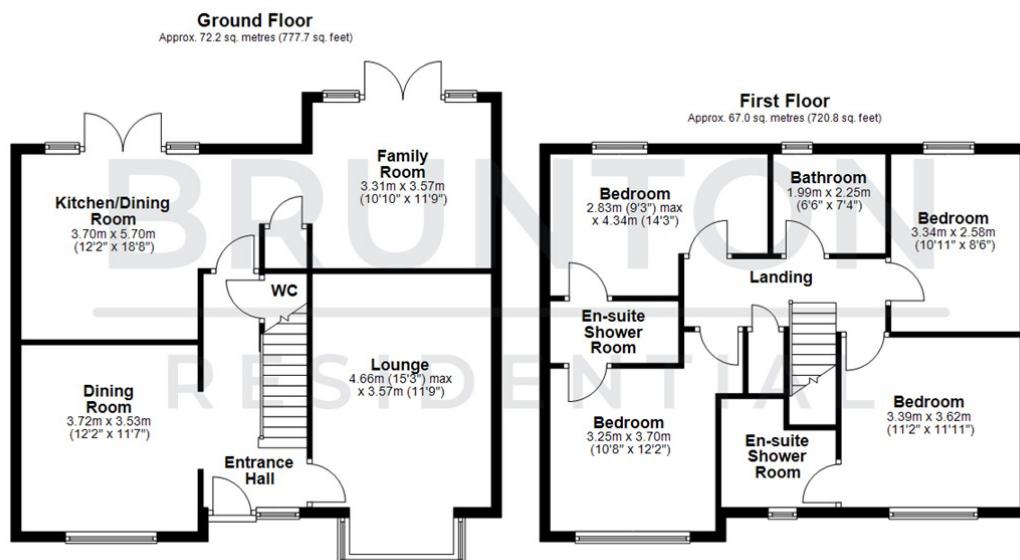
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TENURE : Leasehold

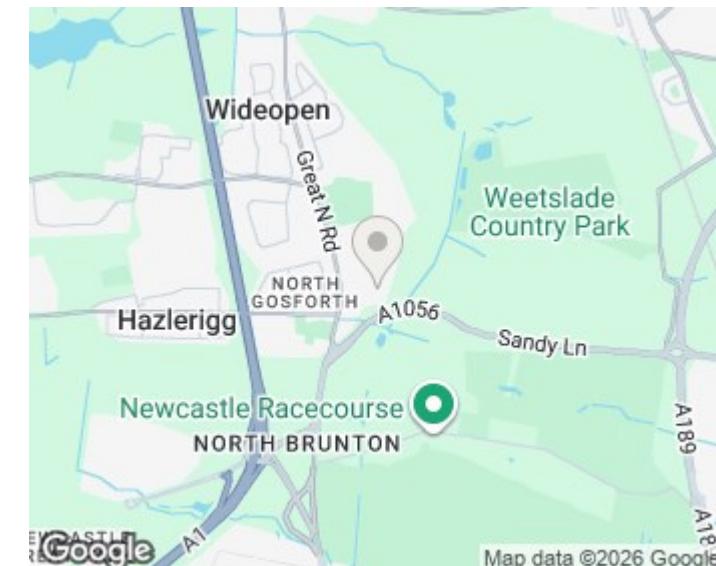
LOCAL AUTHORITY : North Tyneside

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) A	81	84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A	87	93
(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