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ROSEDEN WAY, GREAT PARK, NE13

Offers Over £320,000

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Impressive four-bedroom family home offering spacious and versatile accommodation across two floors. The property combines bright, open-plan living spaces with practical features, creating an ideal environment for modern family life and entertaining.

The rear garden provides a private outdoor space, perfect for relaxation and social gatherings.

The ground floor comprises an entrance hall leading to a front-aspect living room, and a modern kitchen-diner with integrated appliances, and French doors opening onto the garden. A utility room with access to a ground-floor WC and a versatile reception room – suitable as a fifth bedroom, office, or formal dining area – completes the lower level. Upstairs, four well-proportioned bedrooms are served by a family bathroom, with the principal bedroom benefiting from built-in storage and an en-suite shower room, and one bedroom enjoying balcony access. Externally, the property offers a driveway to the front and a timber-enclosed rear garden laid mainly to lawn with a decked seating area.

Roseden Way is situated in a desirable residential area with easy access to local amenities, reputable schools, and transport links. The location provides convenient connections to nearby towns and major road networks, making it well-suited for commuting and family living.

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The internal accommodation comprises: an entrance hall with stairs to the first floor. The entrance hall gives access to the living room on the right, which benefits from aspects over the front of the property, allowing plenty of natural light. From here, there is access to a well-equipped kitchen-diner, which has a range of fitted wall and base units and integrated appliances. There is ample space for a dining table, and French doors leading out to the rear garden. Off the kitchen-diner, there is a useful utility room which has a door to the side of the property and provides further access to a convenient ground-floor WC. From the utility, there is a door leading to a versatile reception room, which could be utilised as a fifth bedroom, an office space, or a formal dining room.

The first-floor landing provides access to four well-proportioned bedrooms, one of which enjoys French doors to a balcony. The principal bedroom benefits from built-in storage and has an en-suite shower room, whilst a well-appointed family bathroom serves the remaining bedrooms.

Externally, the property has a driveway to the front, offering off-street parking for one to two vehicles, while to the rear, a well-maintained garden is enclosed with timber fencing. The garden itself is laid mainly to lawn with a decked area for seating, creating the ideal space for everyday family life and entertainment.



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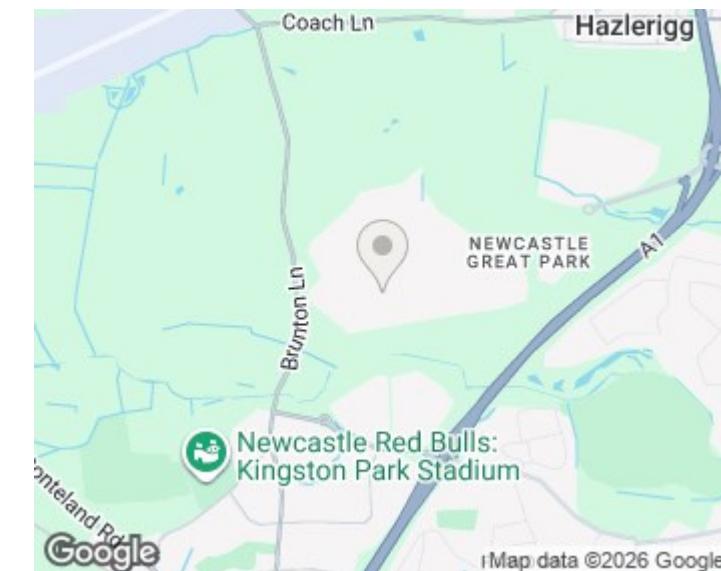
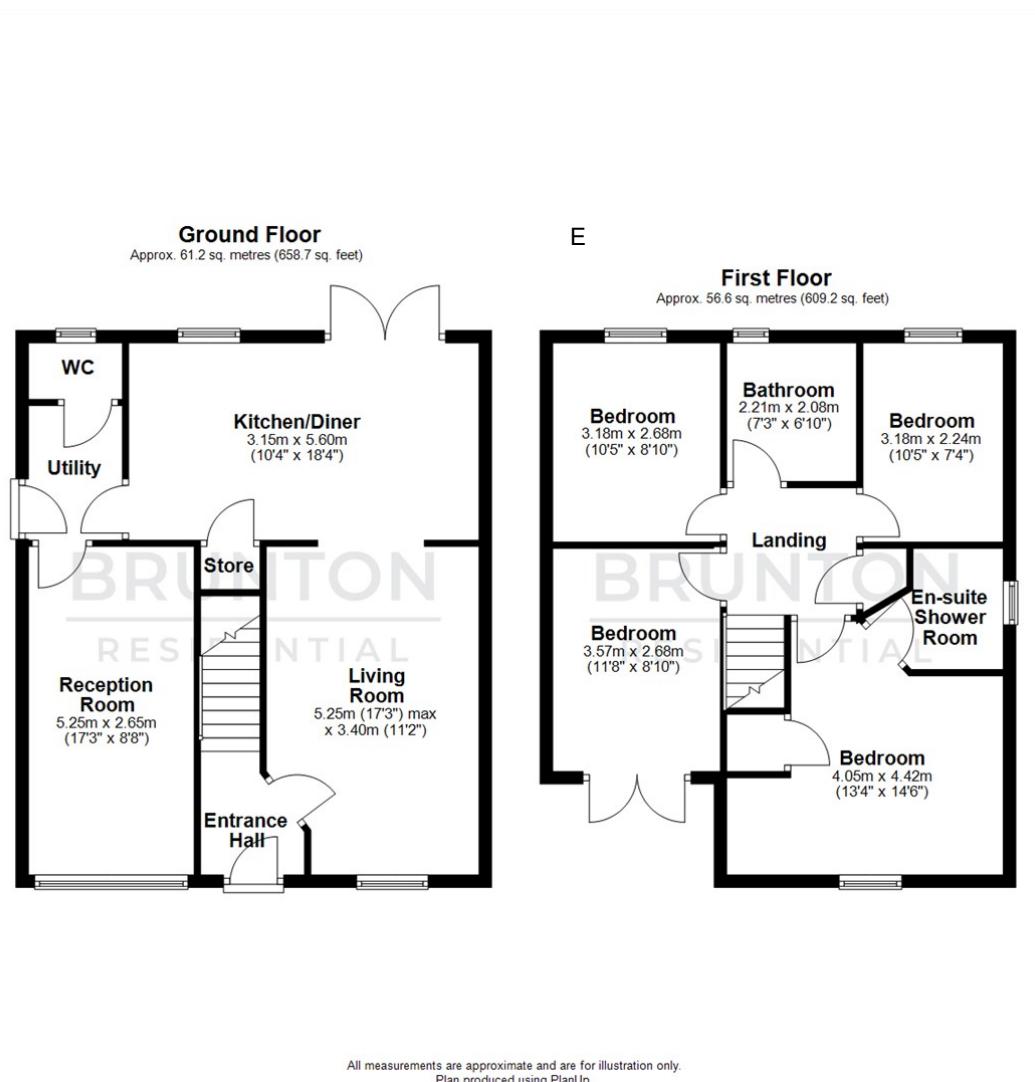
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : E

EPC RATING : C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		