

**BRUNTON**  
RESIDENTIAL



**LANERCOST DRIVE, NEWCASTLE UPON TYNE, NE5**

Offers Over £230,000

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Fully refurbished three-bedroom semi-detached bungalow is located on Lanercost Drive, in a desirable residential area of Newcastle-upon-Tyne. The property has been modernised throughout and offers flexible, well-proportioned accommodation, making it ideal for a growing family or buyers seeking a beautifully presented home with versatile living spaces.

Internally, the property combines character features with contemporary finishes, including panelled walls, bay windows and modern fittings throughout. The layout provides a balance of open and defined living areas, with multiple reception spaces that can be adapted to suit a variety of lifestyles, alongside three bedrooms and stylish bathroom facilities. The loft space has also been utilised as two additional rooms and can be used for a number of purposes.

Situated within a popular and well-established area, the property enjoys convenient access to local amenities, schools and transport links, while remaining well positioned for access into Newcastle-upon-Tyne city centre. This is a superb opportunity to acquire a turnkey home in a sought-after location.

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The internal accommodation comprises an entrance vestibule which leads to the first bedroom, featuring a large front-aspect walk-in bay window and built-in cupboards. From here, the vestibule opens into a welcoming hallway with attractive panelled walls, providing access to the second bedroom and a well-appointed family bathroom. The bathroom comprises a bath, walk-in shower, WC and washbasin set within a vanity unit. Opposite the bathroom, stairs rise to the developed loft space.

To the end of the hallway is a generous, modern kitchen, well equipped with integral appliances including an oven and hob, alongside ample floor and wall units offering excellent storage and workspace. From the kitchen, French doors open into a lounge with a feature fireplace, which in turn leads through to a bright and inviting sunroom or garden room with direct access to the garden. The kitchen also opens into a dining area, which flows through to a further reception or family room. This versatile space could be adapted as an additional bedroom if required and benefits from French doors opening out to the southwest-facing garden.

To the first floor are two additional spaces that can be used as a number of different purposes.

Externally, the garden has been immaculately landscaped and features patio and seating areas, as well as a bar, creating a private and highly usable outdoor space ideal for entertaining or relaxing. The property further benefits from a garage and a large driveway to the front providing ample off-street parking.

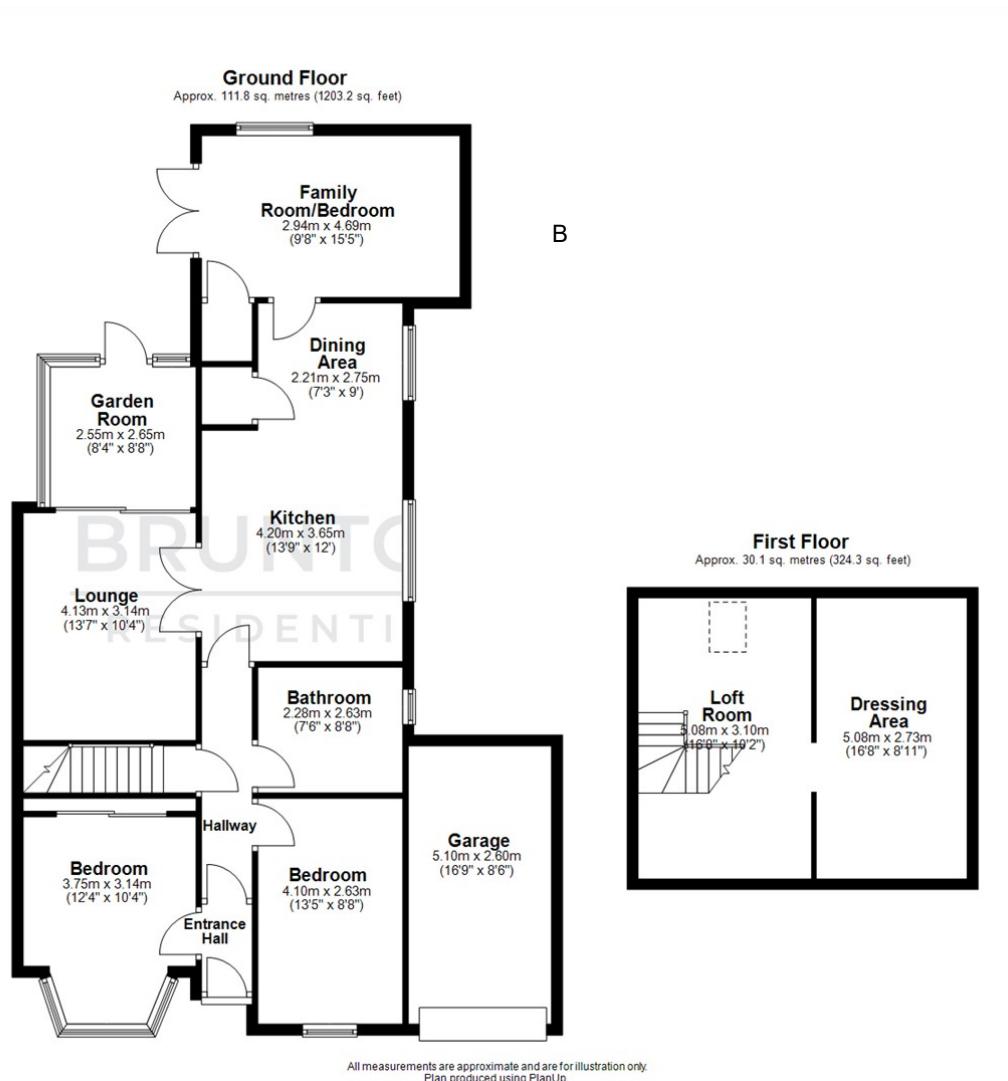


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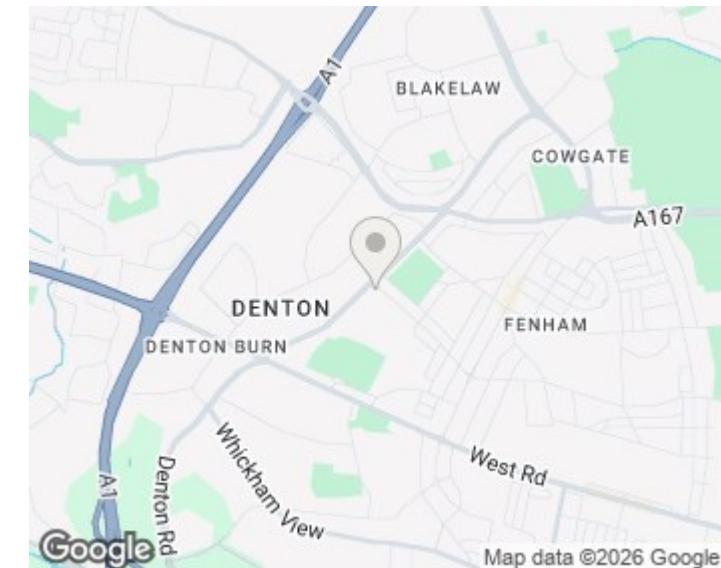
TENURE : Freehold



LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : B

EPC RATING : D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	61	
(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	