

**BRUNTON**  
RESIDENTIAL

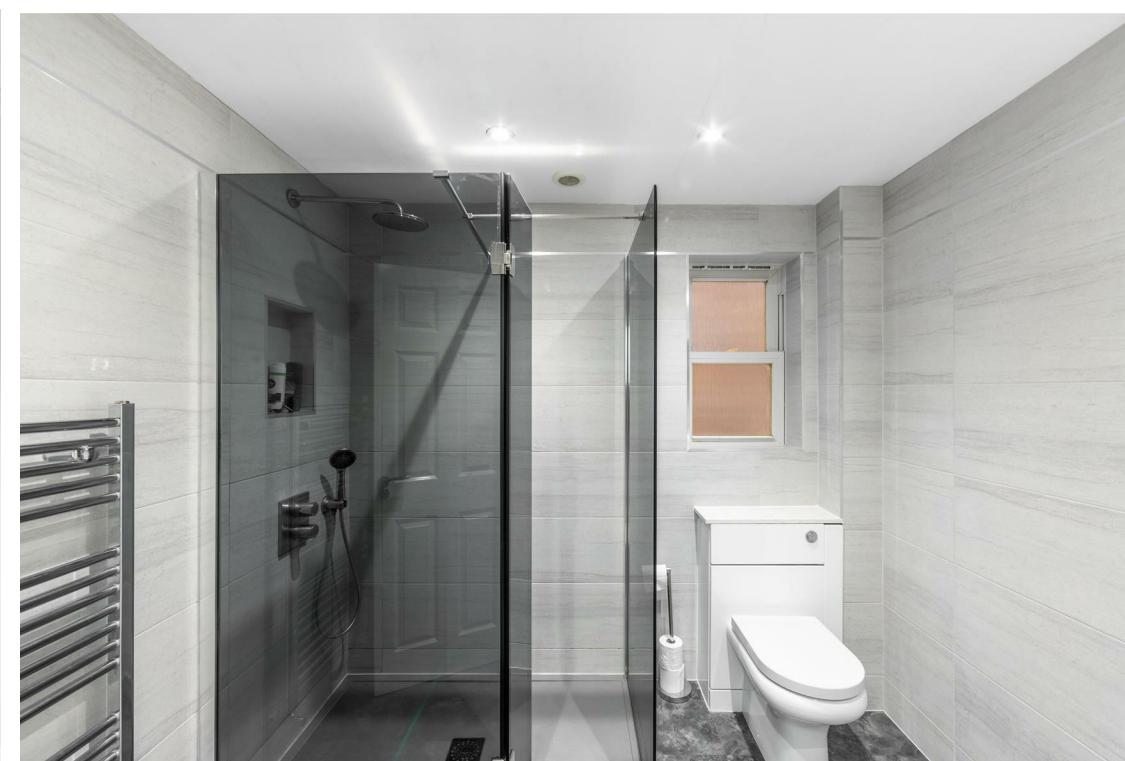


**NETHERWITTON WAY, GOSFORTH, NE3**

Offers Over £425,000

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RESIDENTIAL





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FOUR BEDROOM | FAMILY HOME | FAMILY ROOM/HOME OFFICE

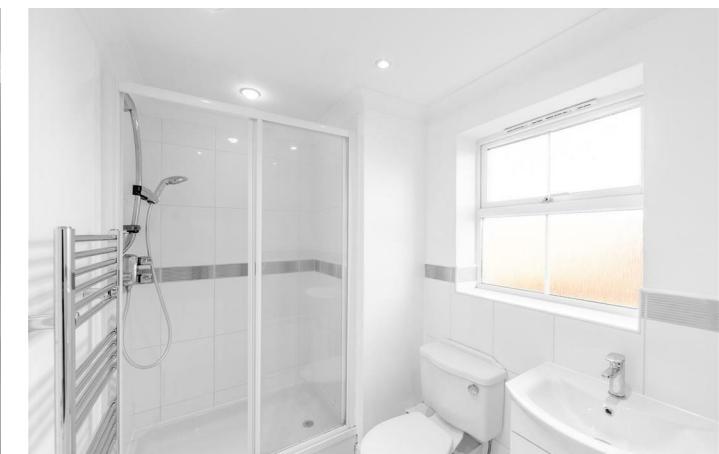
Brunton Residential are delighted to offer for sale this charming detached home in the heart of Gosforth on Netherwitton Way. The property features five spacious bedrooms, ideal for a growing family.

Located in a sought-after area, the home offers a balance of urban amenities and green spaces. Nearby parks, including Great Park's walking trails and playgrounds, provide outdoor recreation, while Jesmond Dene and Town Moor offer natural settings just a short drive away. The area boasts reputable schools and easy access to secondary and further education in Newcastle. Shopping options are available in Great Park, with additional cafes and shops in Gosforth High Street and Newcastle city centre. The property is well-connected by bus services and close to the A1 for quick access to Newcastle and surrounding areas. Healthcare facilities, including Freeman Hospital and Royal Victoria Infirmary, are nearby.

# BRUNTON

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## RESIDENTIAL



Internally, you are greeted by a welcoming entrance hall. To the left, you'll find a spacious lounge, offering plenty of room for relaxation. To the right, there is a well-sized family room, perfect for guests or use as a home office. The lounge is connected to the dining room through double doors, creating an open and inviting atmosphere. Similarly, double doors in the dining room lead out into the rear garden, providing a seamless transition between indoor and outdoor spaces.

The kitchen, conveniently located next to the dining room, offers easy access to the utility room, providing additional storage and workspace. A convenient WC completes the ground floor, offering added practicality for family living.

Upstairs, the property features four good-sized bedrooms, one of which boasts a larger than average en-suite for added comfort and privacy. The remaining bedrooms are served by a well-positioned bathroom, ensuring ease of access for all.

Externally, the property enjoys a rear garden, ideal for outdoor enjoyment, as well as a small front garden. Additionally, there is a double detached garage that can be accessed from the garden, providing valuable off-road parking and storage space.

### Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licensed legal representative.

Council Tax Band F



# BRUNTON

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## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : F

EPC RATING : C

SERVICES :



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 <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		