

# BRUNTON

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RESIDENTIAL



**GATEKEEPER CLOSE, GREAT PARK, NE13**

Offers Over £375,000

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Brunton Residential are delighted to present this spacious four-bedroom detached house, situated in the desirable area of Gatekeeper Close, Great Park with detached garage and reconfigured layout.

The property features four good-sized bedrooms, with the principal benefiting from an en-suite shower room. The ground floor layout now offers a spacious open-plan kitchen/diner opening onto the forward facing lounge with French doors opening onto the rear garden, a utility room, a convenient WC, and a driveway with a detached garage providing off-street parking.

Located in the sought-after Great Park area, this home benefits from excellent access to local amenities, well-regarded schools, green spaces, and transport links to Newcastle city centre and beyond.

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Upon entering the property into the hallway, to the left is a versatile room, enjoying a front aspect, ideal for use as a study, playroom or an additional bedroom, this room has been extended to offer a larger than original space.

To the rear of the property, you'll find an open plan kitchen/diner which, flows seamlessly into the lounge. This space is well-equipped with a range of floor and wall units, granite worktop surfaces, and integrated appliances. A window overlooks the rear garden, and French doors provide access to the outdoor space. From the kitchen, there is access into a utility room offering additional granite counter space, room for appliances, and a door leading outside. A ground floor WC is also accessed from the utility area.

Upstairs, the first floor offers four well-appointed bedrooms. The principal bedroom benefits from an en-suite shower room. The family bathroom is fitted with a bath, washbasin, and WC. This floor also includes a built-in storage cupboard.

Externally, the property features a driveway leading to a detached garage, providing ample off-street parking. To the rear, there is a good-sized garden, mainly laid to lawn, enclosed by fencing, and complemented by a paved seating area.



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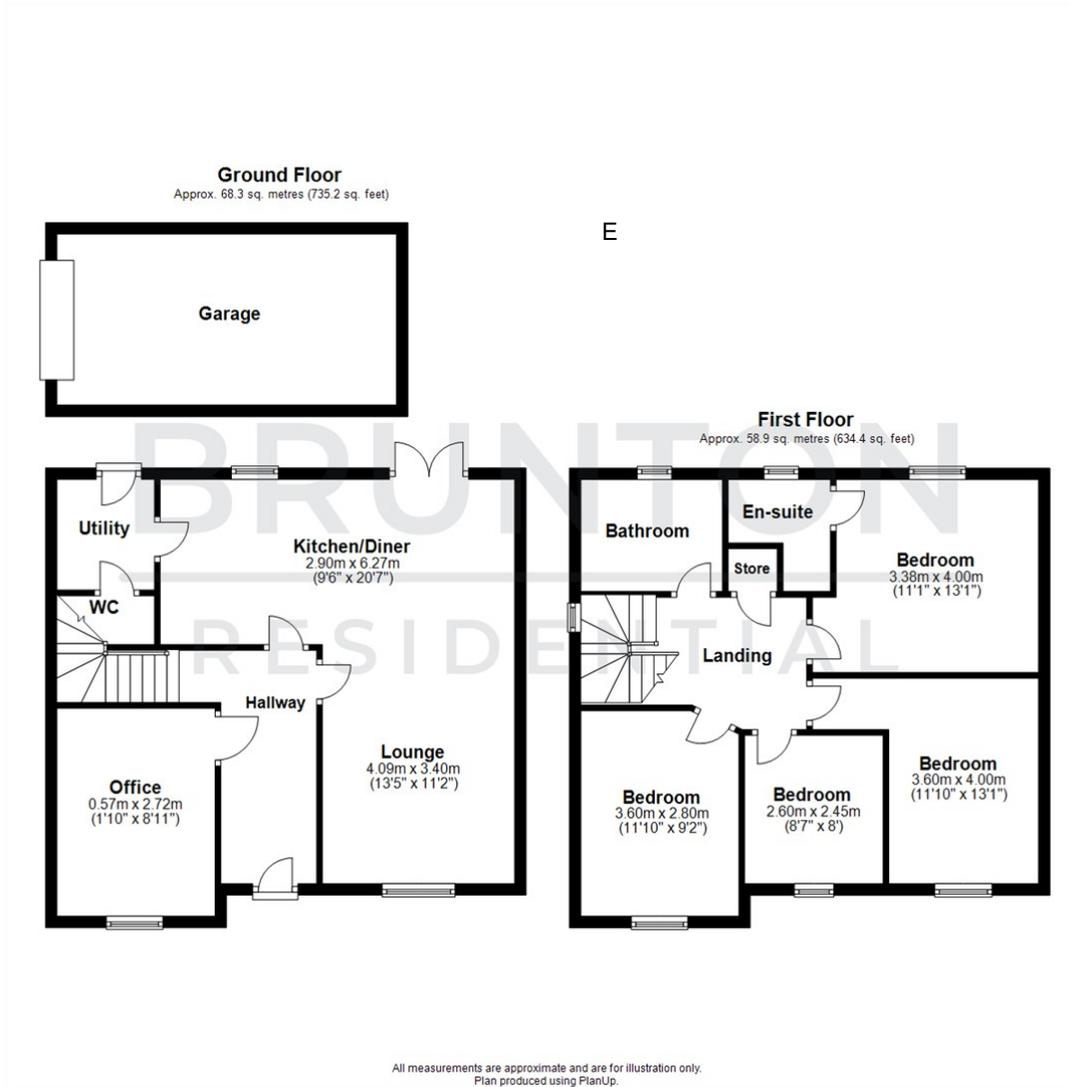
## RESIDENTIAL

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) <b>A</b>			<b>90</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>80</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	