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SIR BOBBY ROBSON WAY, GREAT PARK, NE13

Offers Over £240,000

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A beautifully presented three bedroom, three storey townhouse located on the sought after Sir Bobby Robson Way in Great Park. This stylish home offers a versatile layout including a ground floor snug, a spacious first floor lounge and a bright kitchen/diner with French doors leading to a landscaped rear garden with decking and pergola. The property features a generous master bedroom with en-suite, two further double bedrooms and a modern family bathroom.

Sir Bobby Robson Way lies in the heart of Great Park, one of Newcastle's most desirable modern communities. Residents enjoy excellent transport links, green spaces, Ofsted rated schools, local shops and cafes. The area is especially popular with families and professionals seeking convenience and a high quality of life.

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The property opens into a bright and welcoming hall with access to a contemporary WC. To the front is a cosy snug a versatile second living space ideal as a home office, reading room, children's playroom or formal sitting area. Large windows fill the room with natural light. Spanning the rear of the property, is the impressive kitchen/diner. The contemporary white cabinetry, integrated appliances and modern worktops give the room a clean, bright finish. There's plenty of space for a family dining table, and French doors open directly onto the rear garden.

A wide landing leads to the main living room and the master bedroom suite. Positioned to the front, the first floor lounge is spacious and beautifully decorated. Dual windows allow ample natural light, and the room's layout offers flexibility for furnishings. To the rear is the generously proportioned master bedroom, tastefully decorated and featuring room for wardrobes and additional furniture. The private en-suite shower room offers modern fittings and convenience.

On the second floor both bedrooms are fantastic doubles, each offering superb space for a bed, storage and study area if needed. They are decorated in fresh, neutral tones and enjoy elevated views over the development. The stylish family bathroom includes a modern three piece suite with a full size bath, crisp tiling and a bright, contemporary finish.

The rear garden has been thoughtfully landscaped to offer both relaxation and practicality. A raised decked terrace with pergola structure provides a perfect seating area. The garden also features a neat lawn bordered with mature planters and fencing for privacy. The property benefits from a separate garage, ideal for secure parking. The townhouse sits within a modern residential street with well maintained hedging, and easy access to local amenities, schools and walking routes.



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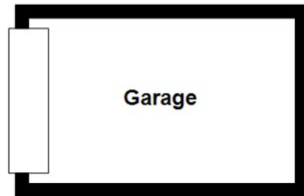
TENURE : Freehold

LOCAL AUTHORITY : Newcastle C C

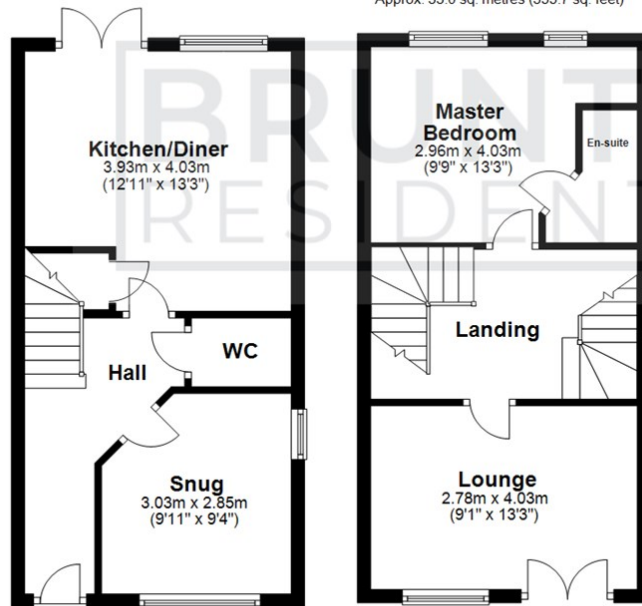
COUNCIL TAX BAND : D

EPC RATING : B

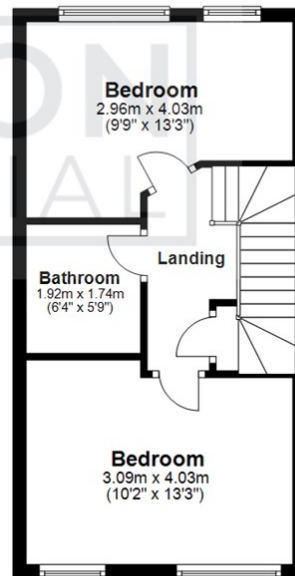
Ground Floor
Approx. 41.2 sq. metres (443.1 sq. feet)



First Floor
Approx. 33.0 sq. metres (355.7 sq. feet)



Second Floor
Approx. 33.0 sq. metres (355.5 sq. feet)



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			94
(81-91) B		84	
(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	