



**POLWARTH DRIVE, BRUNTON PARK, NE3**

Offers Over £450,000

# BRUNTON

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## RESIDENTIAL





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**SOUGHT AFTER LOCATION - EXTENDED FAMILY HOME - FANTASTICALLY PRESENTED**  
Brunton Residential are delighted to offer this superb, four-bedroom semi-detached home located on Polwarth Drive in the ever popular Brunton Park, close to local amenities in central Gosforth.

This home has been extended at the rear to create a wonderful open-plan kitchen/diner overlooking the south-facing garden.

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Accommodation briefly comprises; entrance hallway with access to downstairs WC. To the front of the property is a bright lounge with bay window whilst to the rear is a wonderful extended kitchen/diner which is the real heart of this home. The kitchen is well appointed with a range of wall and floor units and central island with coordinated work surfaces and some fitted appliances. There is ample room for formal and informal dining as well as additional living space to cater for the whole family. There are bi-fold doors leading to the south-facing garden. The kitchen leads to a utility area and shower room with door to the integral garage. To the first floor are three well-sized double bedrooms with space for furniture whilst the fourth bedroom would make an excellent home office or nursery. The first floor benefits from a family bathroom as well as a shower room. From the first floor landing there are stairs leading to a converted loft space.

Externally, to the front of the property is a block paved driveway providing off-street parking for two vehicles as well as providing access to the garage. To the rear is a south-facing garden laid to lawn with large patio area and fenced boundaries.



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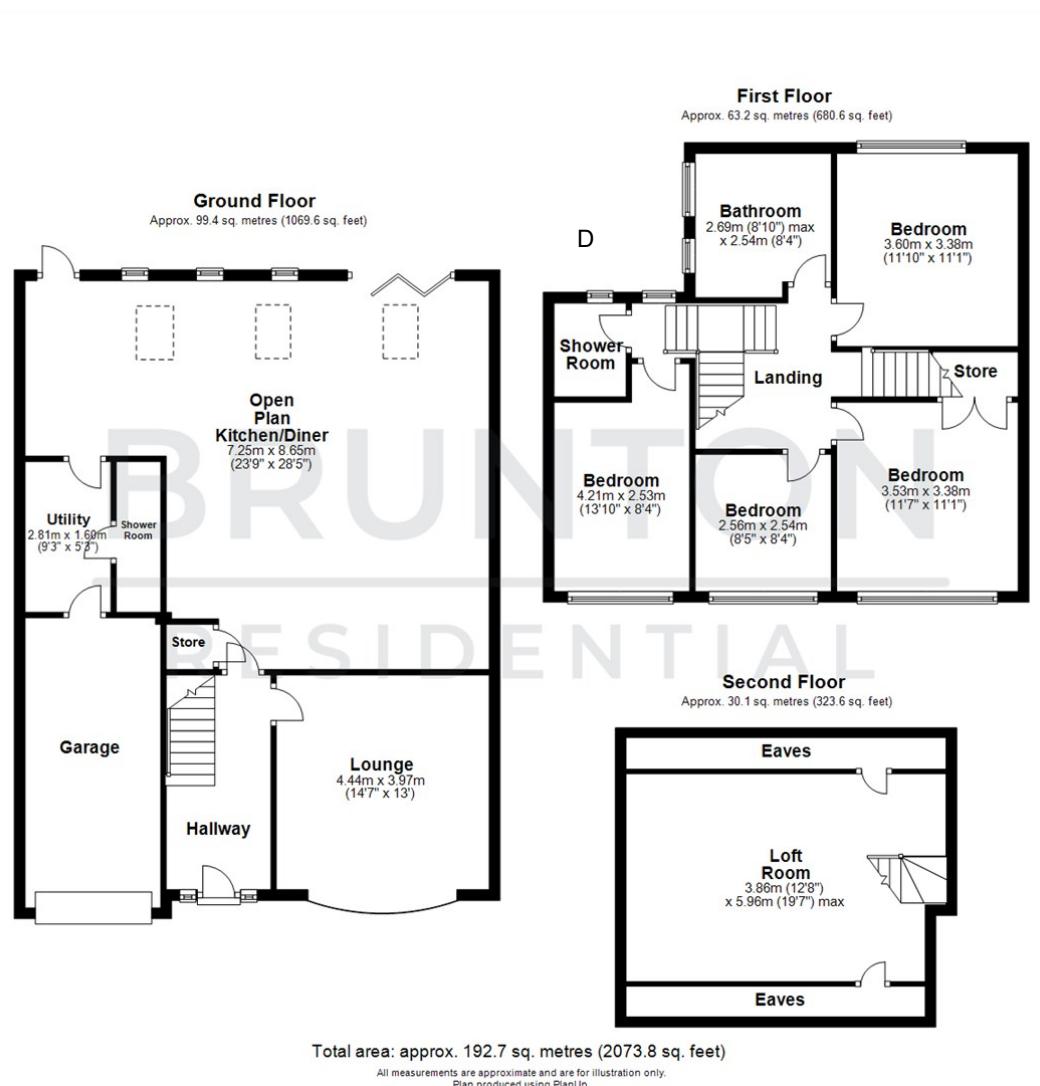
TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : D

EPC RATING :

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	