

BRUNTON

RESIDENTIAL



NEWMARKET CLOSE, NORTH GOSFORTH PARK, NE13

Offers Over £260,000

BRUNTON

RESIDENTIAL





BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL



Beautifully presented three bedroom semi detached home occupying a generous corner plot within the sought after North Gosforth Park development with detached garage.

The property offers a well designed two storey layout, including a bright dual aspect lounge and an upgraded kitchen/dining room with French doors opening onto the garden. The main bedroom benefits from fitted wardrobes and an en-suite shower room, while the second bedroom also features fitted wardrobes and dual aspect windows. Externally, the property enjoys a substantial split level garden with patio and lawned sections, alongside off street parking and a detached garage.

Newmarket Close is positioned within the popular North Gosforth Park development, offering convenient access to local shops, supermarkets, schools, and everyday amenities. Excellent road links provide easy access to Newcastle city centre, the A1, and surrounding areas, while nearby public transport connections further enhance accessibility. The property will appeal to a range of buyers, including first-time buyers, professionals, and growing families seeking a well-connected residential setting.

BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

The internal accommodation comprises: a welcoming entrance hallway with stairs leading up to the first floor, useful storage, and a convenient WC. Positioned to the right is the beautifully presented dual aspect lounge, enhanced by upgraded herringbone style flooring and large windows allowing for excellent natural light throughout the day.

To the left is the impressive kitchen/dining room, fitted with a stylish range of modern wall and base units, wood effect work surfaces, integrated oven, gas hob with extractor hood above, and further integrated appliances. Decorative patterned tiled splashbacks add character to the space, while the generous dining area comfortably accommodates a family dining table. French doors open directly onto the rear garden, creating an excellent connection between the indoor and outdoor living space.

On the first floor, the landing gives access to all three bedrooms and the family bathroom. The main bedroom benefits from dual aspect windows, fitted wardrobes, and a well appointed en-suite shower room finished with modern tiling and fittings. Bedroom two is another generous dual aspect double room, also benefiting from fitted wardrobes, while bedroom three offers flexibility for use as a nursery, dressing room, or home office. The family bathroom is fitted with a three piece suite including a bath with a shower over, a wash hand basin, and a WC.

Externally, the property occupies a generous corner plot within the sought-after North Gosforth Park development. The rear garden has been thoughtfully arranged with an extensive paved patio seating area leading up to a raised lawn section, all enclosed by timber fencing. Gated access leads out to the off-street parking area and detached garage positioned beyond, while the open outlook to the front and side further enhances the feeling of space around the home.



BRUNTON

RESIDENTIAL

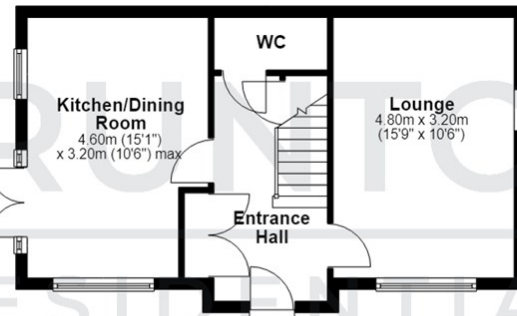
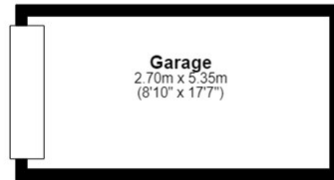
TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

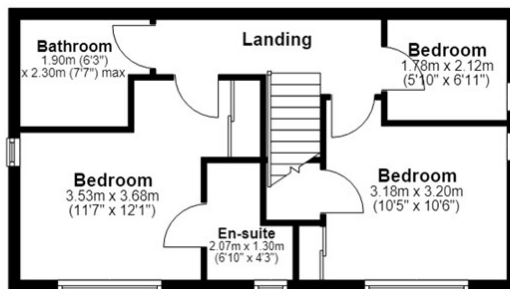
COUNCIL TAX BAND : C

EPC RATING : B

Ground Floor
Approx. 55.5 sq. metres (597.6 sq. feet)



First Floor
Approx. 40.0 sq. metres (430.7 sq. feet)



Total area: approx. 95.5 sq. metres (1028.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(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	