

**BRUNTON**  
RESIDENTIAL



**BELMOUNT AVENUE, MELTON PARK, NE3**

Offers Over £450,000

# BRUNTON

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## RESIDENTIAL





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Delightful, extended three-bedroom semi detached home situated on Belmont Avenue in Melton Park, Gosforth occupying a stunning plot with garage & off street parking. Well-presented throughout, the property offers a comfortable and flexible layout ideal for modern family living.

Arranged over two floors, the ground level features a spacious open-plan lounge/dining/kitchen area, sun room, and a useful utility room. Upstairs, there are three well-proportioned bedrooms, and a well-appointed four piece family bathroom with stand alone shower. The property further benefits from off-street parking, and a lovely enclosed rear garden, perfect for relaxation or outdoor entertaining.

Located in a popular residential area, the home is within easy reach of local schools, shops, and amenities, as well as excellent transport links providing convenient access to the wider Newcastle area and beyond.

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Brunton Residential are delighted to offer for sale this superb extended family home, ideally positioned on Belmont Avenue within the ever popular Melton Park area. Presented in excellent condition throughout, the property boasts a high-quality fitted kitchen and a thoughtfully designed rear extension, creating generous and versatile living space.

The accommodation briefly comprises: an entrance hallway; a bright and welcoming lounge with bay window to the front, open to the kitchen/dining area, which in turn flows seamlessly into the sun lounge extension featuring bi-fold doors opening onto the rear garden. The spacious kitchen/family room has been recently refitted with an attractive range of wall and base units complemented by coordinated Corian work surfaces. A separate utility room provides additional storage and offers integral access to the garage as well as further garden access.

To the first floor, there is a principal bedroom, two further well-proportioned bedrooms, and a modern four piece family bathroom fitted with stand alone walk-in shower.

Externally, the property benefits from off-street parking via a private driveway to the front, providing access to the integral garage. To the rear is a well maintained, private garden, further enhanced by gated access to the adjacent bridle path and wildlife corridor bordering the nearby nature reserve.

This is an outstanding example of a semi detached family home in Melton Park, and early viewing is highly recommended.



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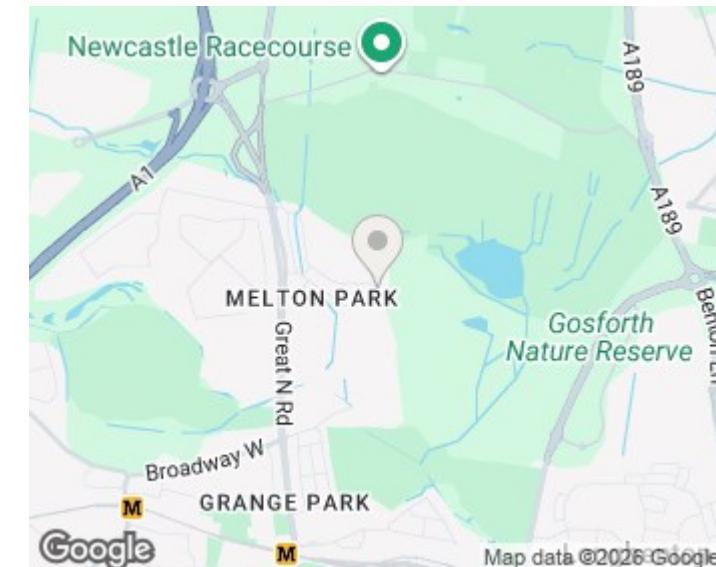
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : D

EPC RATING :



| Energy Efficiency Rating                                   |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| Very energy efficient - lower running costs<br>(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<br>(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 |           |