

# BRUNTON

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RESIDENTIAL



**SPECKLEDWOOD WAY, GREAT PARK, NE13**

**Offers Over £350,000**

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Well presented four bedroom 'Mitford' by Taylor Wimpey, a detached home located in Specklewood Way, Great Park.

The property includes a living room, kitchen/dining room and a convenient WC on the ground floor, with four bedrooms, a family bathroom and an en-suite to the main bedroom on the upper level. Externally, there is a rear garden along with off-road parking and a garage.

Situated within a modern residential development in Newcastle Upon Tyne, the property is close to a range of local shops, supermarkets and everyday amenities, as well as well regarded schools. There are good transport links nearby, with road access into Newcastle city centre and surrounding areas, along with public transport options, making it suitable for families and professionals.

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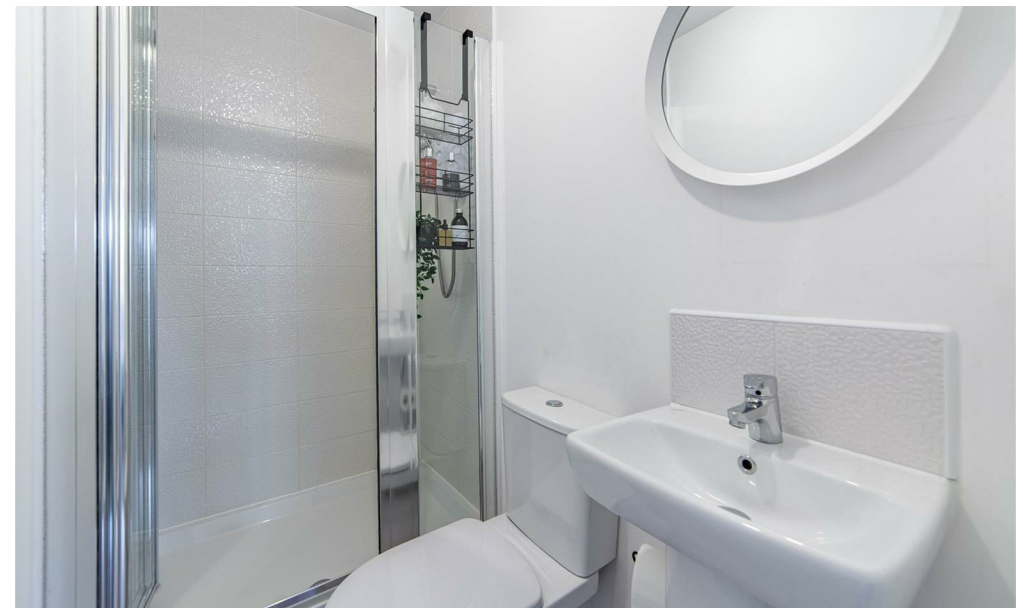
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The internal accommodation comprises: a welcoming entrance hallway with stairs leading up to the first floor, understairs storage and a convenient WC, with access to the living room positioned to the front of the property and the kitchen dining room to the rear.

The living room is well proportioned and features a large front facing window, allowing for good natural light. To the rear, the kitchen dining room is fitted with a range of modern wall and base units with contrasting work surfaces, an integrated double oven and gas hob with splashback, and space for dining, with French doors opening out to the rear garden. A separate utility room is accessed from the kitchen, providing additional storage and worktop space.

The first floor landing gives access to four bedrooms and the family bathroom. The main bedroom benefits from a contemporary en-suite shower room with tiled walls, a shower enclosure, a WC and a wash basin. There are three further bedrooms, with two offering double proportions and one providing a versatile space suitable for a home office or single bedroom, while one of the bedrooms also includes fitted wardrobes. The family bathroom is fitted with a bath with a shower over and a glass screen, part-tiled walls, WC and wash basin.

Externally, to the front, there is a driveway providing off road parking along with access to a detached garage. To the rear, the garden is enclosed and designed for low maintenance, featuring a decked seating area and a lawned section.



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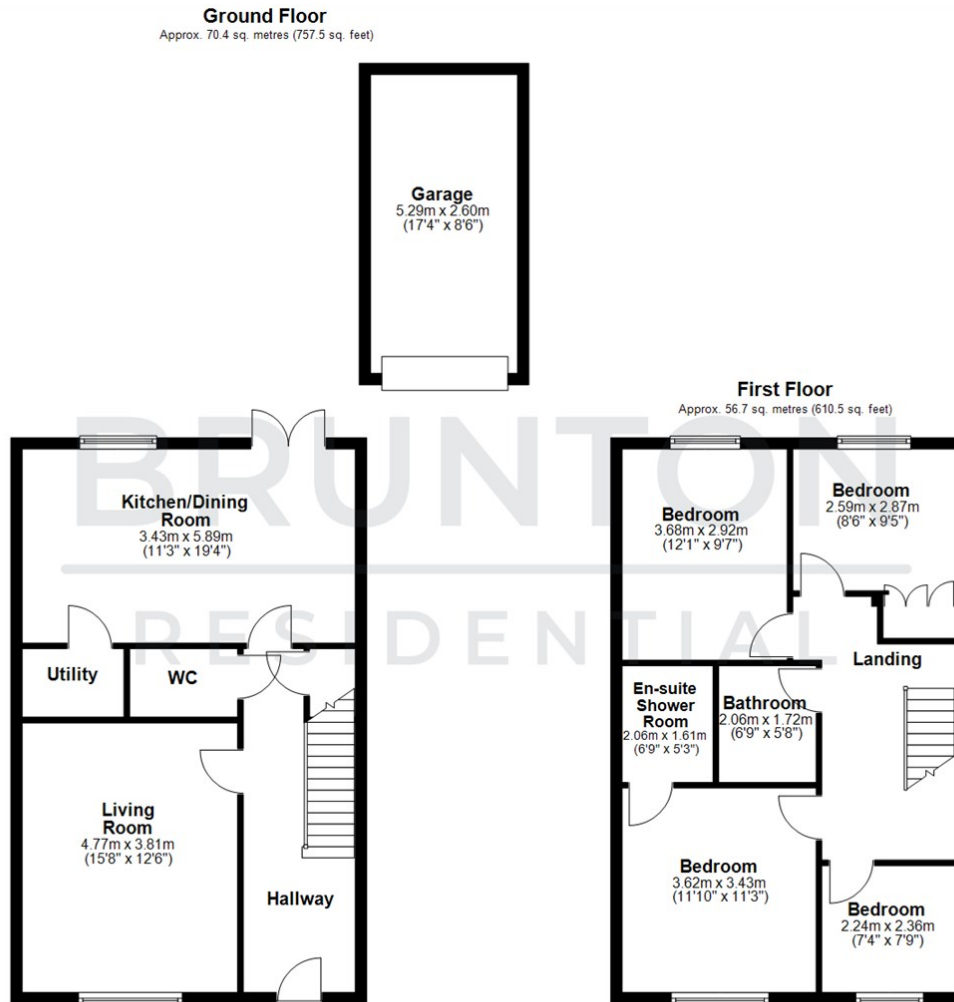
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : E

EPC RATING : B



Total area: approx. 127.1 sq. metres (1368.0 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 <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	