

# BRUNTON

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## RESIDENTIAL



**SPECKLEDWOOD WAY, GREAT PARK, NE13**

**Offers Over £260,000**



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This three-bedroom semi-detached 'Ashton-G' by Taylor Wimpey on Speckledwood Way offers well-arranged accommodation over three floors. The ground floor includes an entrance hallway with storage, a front-aspect kitchen with fitted units, a ground-floor WC and a full-width rear lounge with French doors to the garden. The first floor provides two bedrooms - one with built-in storage - a family bathroom, and an additional space suitable as an office or storage space. Stairs lead to the top floor, which offers a spacious master bedroom with eaves storage, Velux windows and an en-suite shower room.

Externally, the property benefits from an enclosed West facing rear garden and a detached garage with off-street parking on a driveway for two vehicles.

Speckledwood Way is well located for access to local schools, green spaces, transport links and amenities, making it a convenient setting for family life.



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This beautifully presented Taylor Wimpey 'Ashton-G' offers thoughtfully designed accommodation across three floors, perfect for modern family living.

Step into a welcoming entrance hallway with handy under-stair storage. To the front, a bright and contemporary kitchen is fitted with a range of wall and base units, providing ample workspace and storage. A convenient ground-floor WC sits adjacent. At the rear, a spacious full-width lounge creates the ideal setting for relaxation and entertaining, with French doors opening onto the garden for seamless indoor-outdoor living.

The first floor hosts two bedrooms, one featuring built-in storage, alongside a stylish family bathroom complete with a shower over bath. A versatile additional space offers the perfect space for a home office or extra storage.

The top floor is dedicated to a generous master suite, boasting Velux windows, eaves storage, and a private en-suite shower room, your own peaceful retreat.

Externally the property enjoys an enclosed west-facing rear garden, mainly laid to lawn and framed by timber fencing ideal for family play or summer dining. The property also benefits from a garage with private driveway providing off-street parking for two vehicles.

Speckledwood Way is perfectly positioned for easy access to local schools, green spaces, transport links and everyday amenities making it a convenient and desirable setting for family life.





# BRUNTON

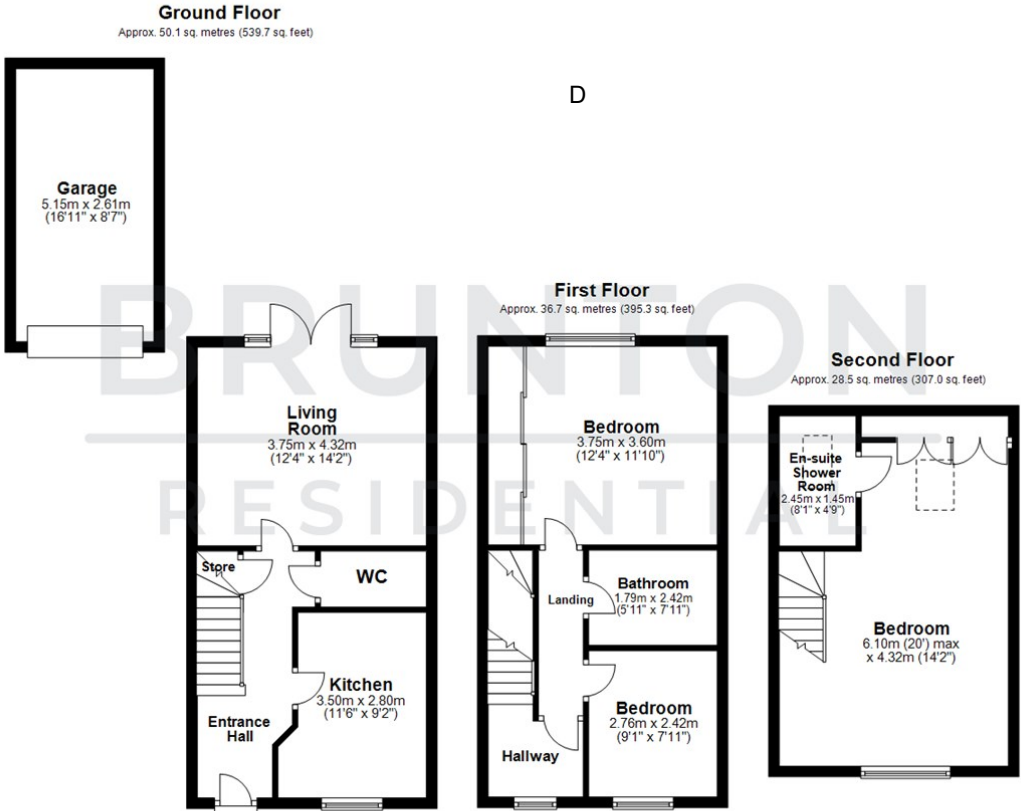
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TENURE : Freehold

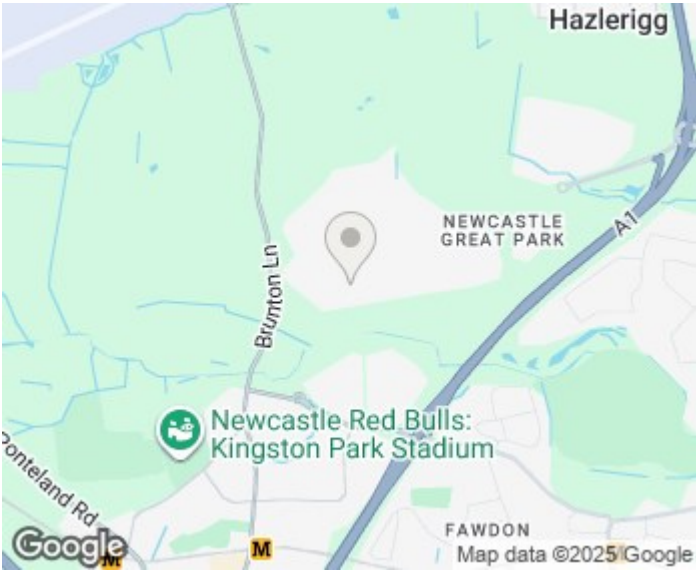
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : D

EPC RATING : B



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		