

# BRUNTON

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## RESIDENTIAL



**DRUMBURGH GROVE, THROCKLEY, NE15**

**Offers Over £350,000**

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Modern four bedroom detached home positioned on Drumburgh Grove in the popular residential area of Throckley, Newcastle upon Tyne. The property is well presented throughout and offers spacious, contemporary accommodation ideally suited to family living.

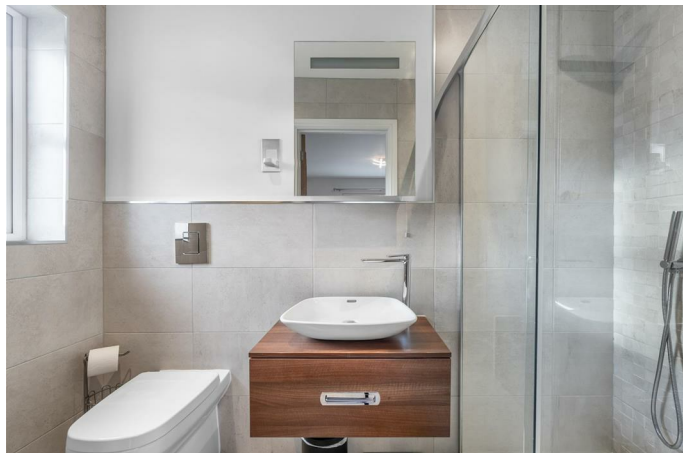
The home is arranged over two floors and includes a generous lounge, a superb open-plan kitchen and dining room, a useful utility room and a convenient ground floor WC. To the first floor are four well-proportioned bedrooms, with the master benefiting from an en-suite shower room, while a well-appointed family bathroom serves the remaining rooms. The property further benefits from off-street parking, a garage and an enclosed rear garden.

Drumburgh Grove enjoys a pleasant setting within Throckley, with a range of local amenities close by, including shops, cafés and schools. The area is well served by road links providing easy access to Newcastle city centre and the wider region.

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The internal accommodation comprises: A welcoming entrance hall with stairs leading up to the first floor landing, an understairs storage cupboard and a convenient ground floor WC positioned to the right. To the left is a spacious lounge featuring a front aspect bay window and a modern cinema wall, creating a comfortable and well-presented reception space.

To the end of the hallway is an open-plan kitchen and dining room with rear aspect windows and bi-fold doors opening out to the rear garden. The kitchen is modern and well equipped with integrated appliances, ample wall and base units providing excellent storage and work surface space, and tiled splashbacks. From the kitchen, a door leads into a useful utility room, which in turn provides access out to the side of the property.

The first floor landing gives access to four well-proportioned bedrooms, with the master bedroom benefiting from fitted wardrobes with sliding doors and an en-suite shower room. A well-appointed family bathroom serves the remaining rooms.

Externally, to the front of the property is a long driveway providing off-street parking for approximately two vehicles and leading to a single garage. To the rear is a well-maintained enclosed garden featuring a block-paved seating area that leads down to a lawned section.



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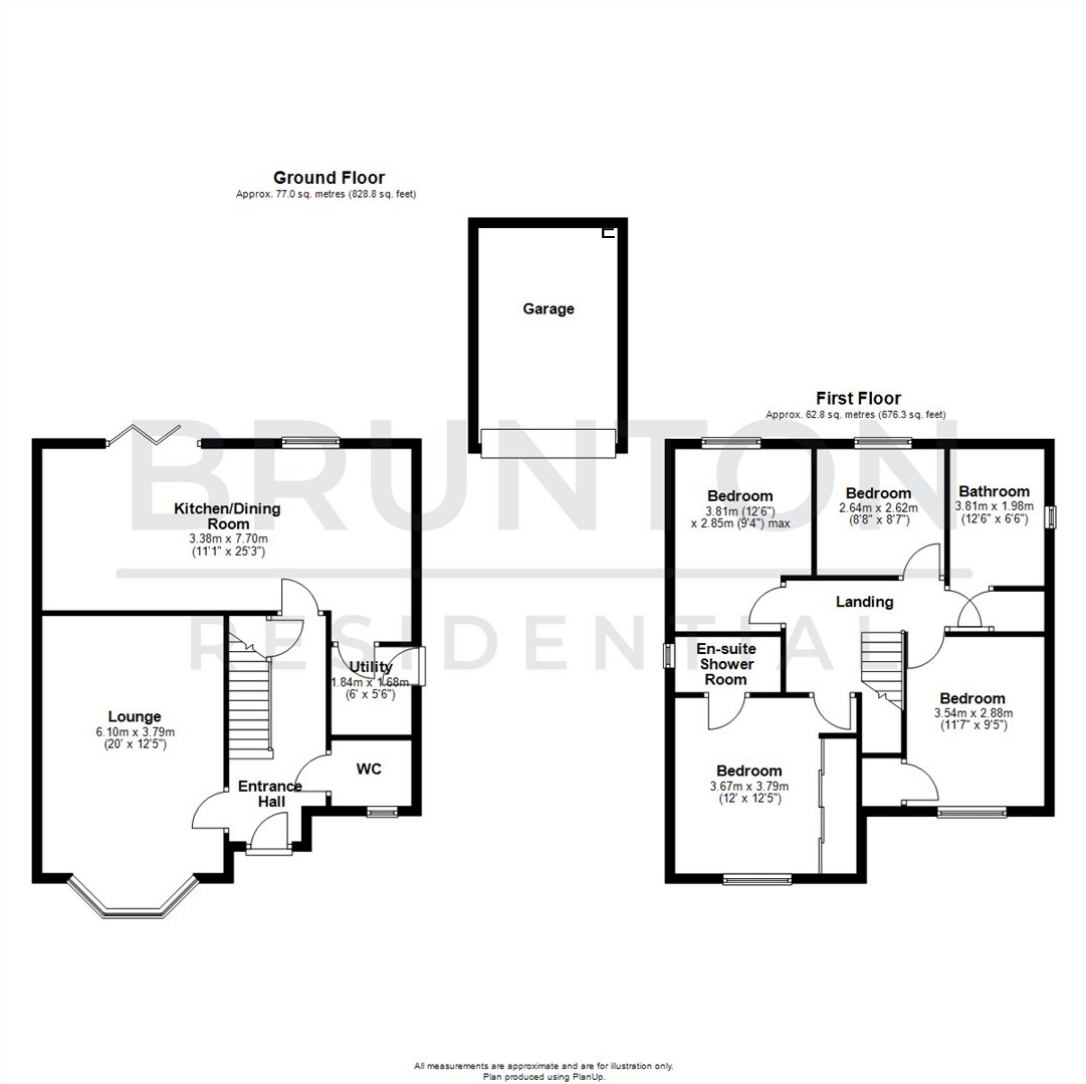
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : E

EPC RATING : B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(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