

# BRUNTON

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RESIDENTIAL



**ROSEDEN WAY, GREAT PARK, NE13**

Offers Over £200,000

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A delightful three bedroom, end terraced Persimmon built Swale style home, pleasantly positioned on Roseden Way within the highly sought after Great Park development, Newcastle upon Tyne.

This well regarded and popular design offers spacious and versatile accommodation arranged over three floors. The property briefly comprises three bedrooms, a modern kitchen/diner, a comfortable lounge, and a family bathroom.

Ideally located, the property is well placed for access to a range of local shops, everyday amenities, and highly regarded schools. Excellent road links and reliable public transport connections provide convenient access to Newcastle city centre and surrounding areas.

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The internal accommodation briefly comprises an entrance hallway leading into a spacious lounge featuring a front-facing window. A door opens into a central hallway, providing access to the staircase rising to the first floor, a convenient ground floor WC, and the kitchen/diner.

The kitchen is well equipped with a range of fitted wall and floor units with wooden worktops, offering excellent storage and preparation space, along with integrated appliances. French doors open onto the South-facing rear garden, allowing for plenty of natural light and seamless indoor-outdoor living.

The first-floor landing provides access to two well-proportioned bedrooms and a modern family bathroom, finished with partially tiled walls and comprising a WC, wash basin, and shower over the bath.

The second-floor landing leads to a generous dual-aspect third bedroom, along with a useful built-in storage cupboard.

Externally, the property benefits from private off street parking to the rear for two vehicles, while to the garden is enclosed and South-facing, ideal for outdoor dining and entertaining.



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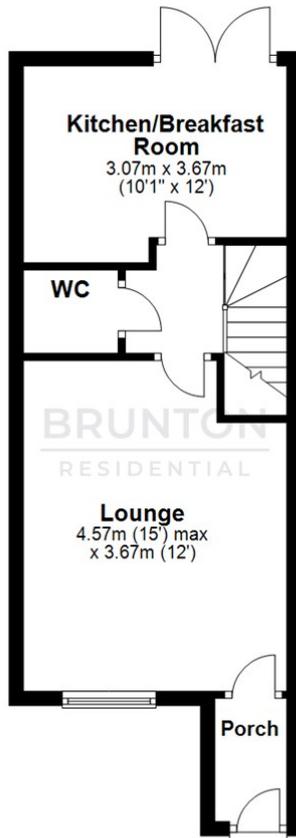
TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

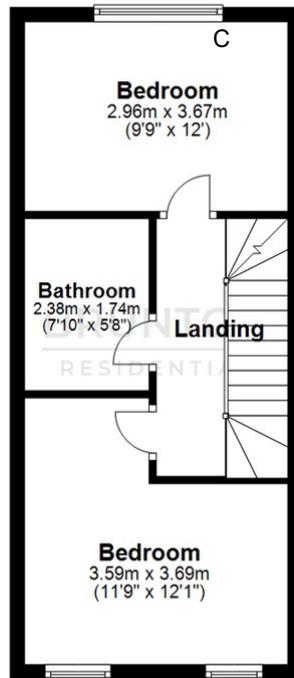
COUNCIL TAX BAND : C

EPC RATING :

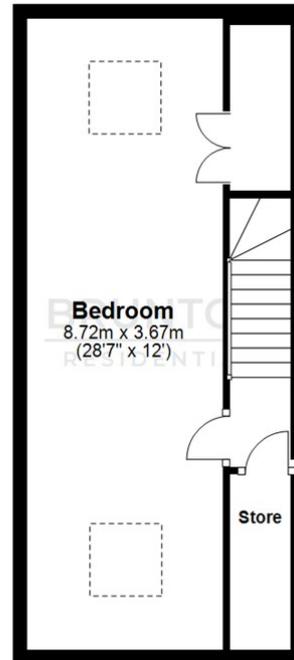
**Ground Floor**  
Approx. 33.7 sq. metres (362.8 sq. feet)



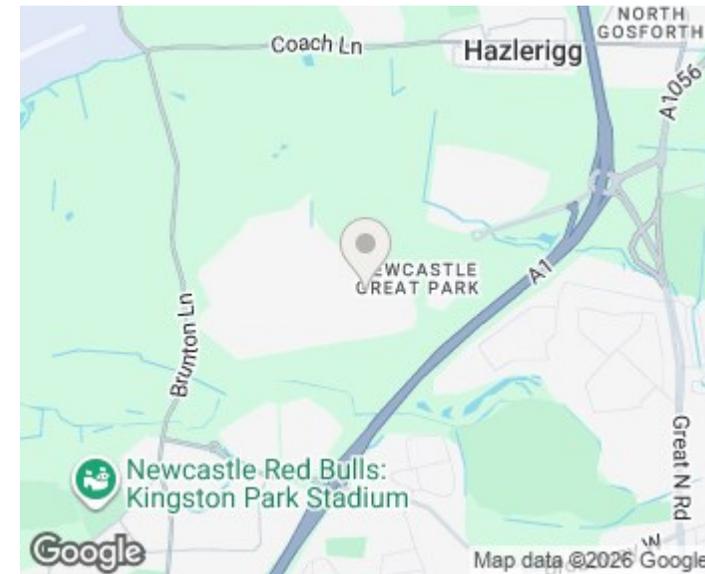
**First Floor**  
Approx. 31.7 sq. metres (341.7 sq. feet)



**Second Floor**  
Approx. 31.2 sq. metres (336.0 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	