

BRUNTON
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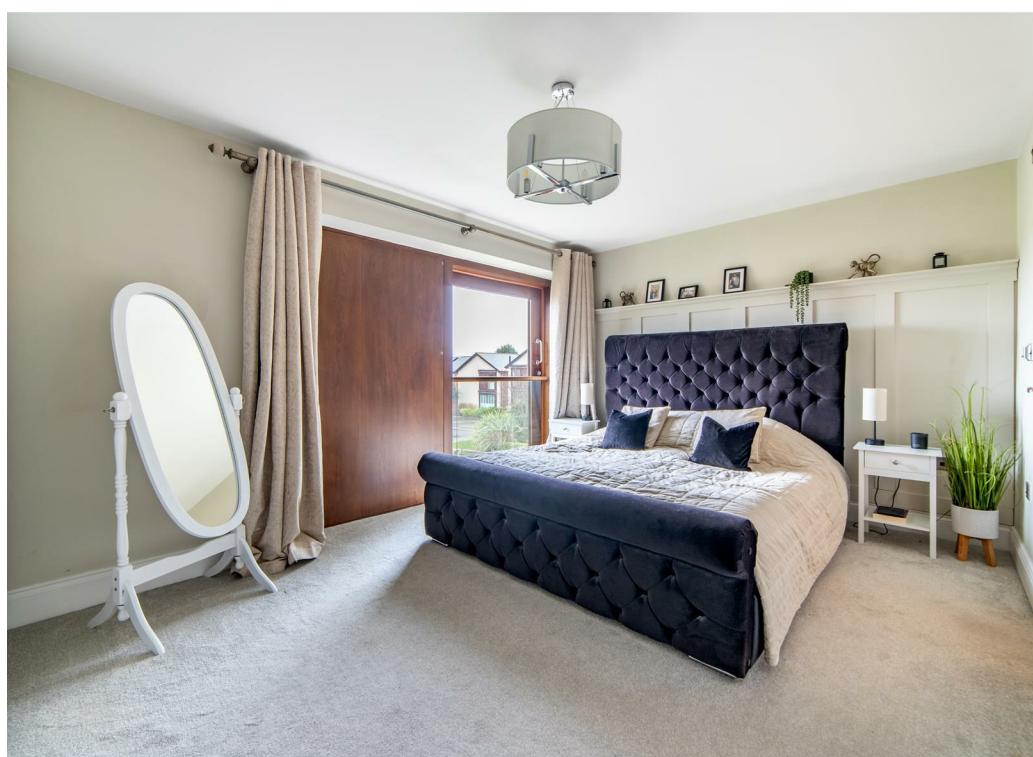


HAWTHORN GRANGE, BRUNTON LANE, NE13

£550,000

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Beautifully presented semi-detached four-bedroom family home with large garage offering stylish and well-balanced accommodation across two floors. The property benefits from a bright open-plan layout, quality finishes throughout and attractive gardens to both the front and rear, making it ideal for modern family living.

The ground floor comprises an entrance hall with a boot room and WC, leading to a spacious open-plan kitchen-diner complete with a log burner and large sliding doors allowing excellent natural light. The kitchen features fitted units and integrated appliances, with a separate utility room providing access to the rear garden. Upstairs, four well-proportioned bedrooms include two with built-in storage and en-suite shower rooms, while a contemporary family bathroom serves the remaining bedrooms. Externally, the property enjoys two lawned garden areas with patio seating, creating excellent outdoor space for everyday living and entertaining.

Hawthorn Grange is situated within a desirable residential setting, offering convenient access to local amenities, schooling and transport links. The area provides a pleasant community atmosphere while remaining well-connected to nearby towns and major road networks, making it well-suited to families and professionals alike.

This home further benefits from under floor heating and a large garage with gym conversion.

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The internal accommodation comprises: an entrance hall that gives access to a boot room and a convenient ground-floor WC to the right. To the left, the hallway opens into an open-plan kitchen-diner with a log burner and a large sliding door opening up to the front of the property, allowing plenty of light to flood the space. The kitchen is fitted with a range of wall and base units and integrated appliances. Off the kitchen is a useful utility space with doored access to the rear garden.

The first-floor landing gives access to four well-proportioned bedrooms, two of which benefit from built-in storage and en-suite shower rooms, while a family bathroom serves the remaining bedrooms. The family bathroom is well-appointed with tiled walls, a WC, a basin, a bath and a heated towel rail.

Externally, the front of the property enjoys a paved walkway through a lawned front garden surrounded by shrubbery. To the rear, a further garden also enjoys lawned and paved patio areas, providing the ideal space for family life and entertainment.



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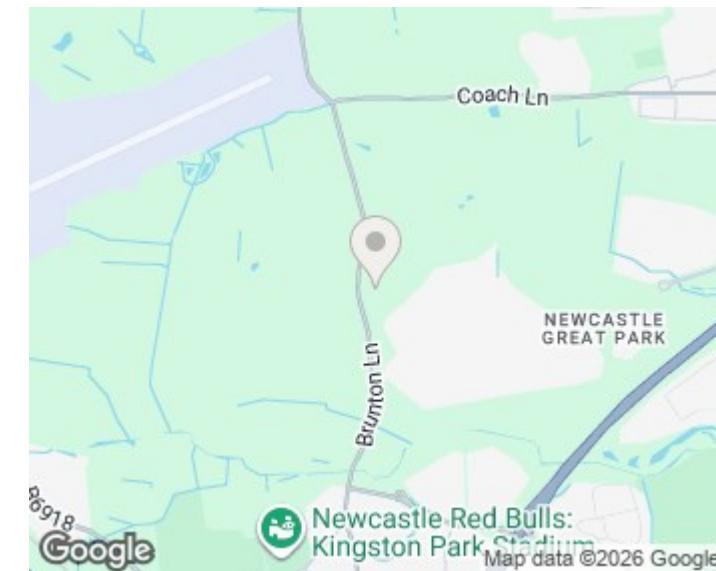
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : E

EPC RATING : C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (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	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC