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MARIGOLD WAY, NEWCASTLE UPON TYNE, NE5

Asking Price £300,000



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Wonderful three-bedroom detached home situated on Marigold Way, Newcastle Upon Tyne, within a cul-de-sac on a desirable corner plot. The property offers well-balanced accommodation and benefits from gas central heating and sealed unit double-glazed windows.

The property provides a spacious dual-aspect living room with a walk-in bay window, an open-plan kitchen and dining area with French doors opening onto the rear garden, three well-proportioned bedrooms including a main bedroom with en-suite shower room, and a family bathroom. Externally, the home enjoys a wraparound front garden, a large enclosed rear garden with a block-paved seating area and pergola, as well as the added benefit of a garage and off-street parking.

The property is conveniently positioned for access to a range of local amenities including shops, schools and everyday services. It also benefits from good transport links to surrounding areas and nearby town centres, making it well suited for commuters while still enjoying a quiet residential setting.

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The internal accommodation comprises a welcoming entrance hall with stairs leading up to the first floor landing, an under-stairs storage cupboard and a convenient ground floor WC. To the left is a spacious dual-aspect living room featuring a walk-in bay window to the front, creating a bright and comfortable reception space. To the right is an open-plan kitchen and dining room with a rear aspect window and French doors opening out to the rear garden. The kitchen is modern and well equipped with integral appliances including an oven, hob and extractor fan, along with ample floor and wall units providing excellent storage and work surface space.

The first floor landing gives access to three well-proportioned bedrooms, with the main bedroom benefiting from an en-suite shower room. A well-appointed family bathroom serves the remaining rooms and comprises tiled flooring, partially tiled walls, a WC, washbasin and a bath with overhead shower.

Externally, the property occupies a corner plot and benefits from a wraparound garden to the front with a pathway leading up to the entrance. To the rear is a large enclosed garden, predominantly laid to lawn, featuring a block-paved seating area as well as a charming pergola, providing an excellent outdoor space for relaxing or entertaining.



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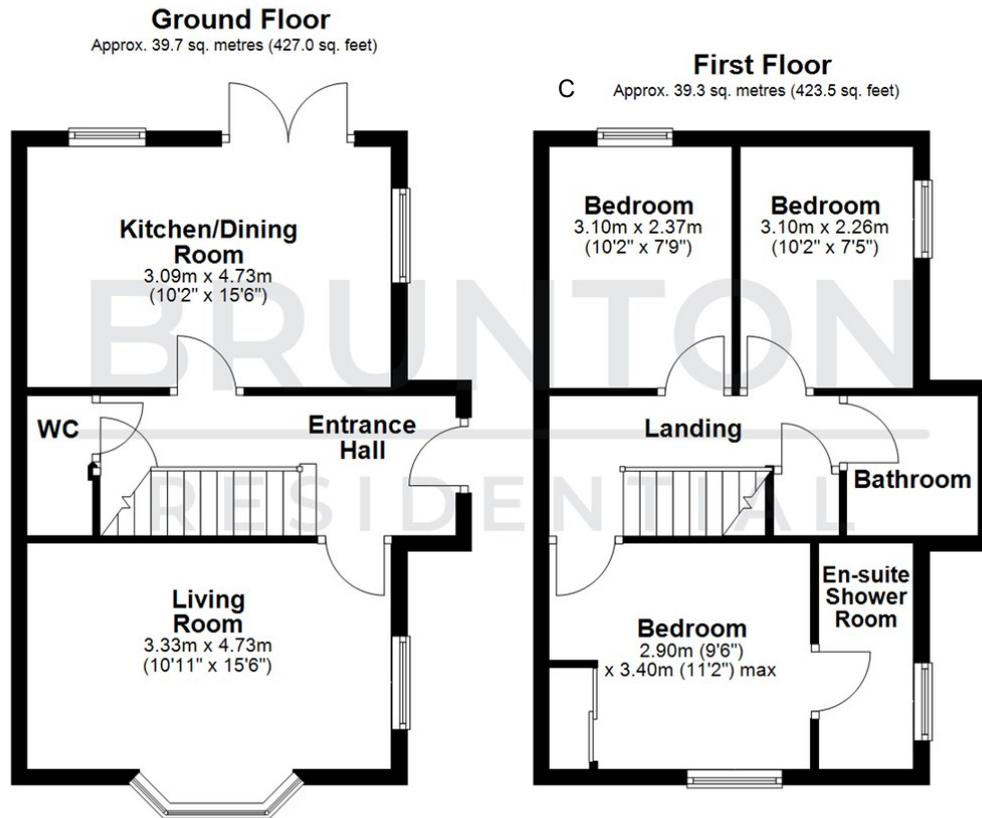
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TENURE :

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : B



Total area: approx. 79.0 sq. metres (850.5 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 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	