

# BRUNTON

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## RESIDENTIAL



**LAZONBY WAY, NEWCASTLE UPON TYNE, NE5**

**Offers Over £230,000**

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Modern three-bedroom semi-detached townhouse situated on Lazonby Way, Newcastle upon Tyne, forming part of a well-regarded residential development by Keepmoat. The property offers well-proportioned accommodation arranged over three floors.

The property provides a practical layout including a fitted kitchen, spacious rear living room with French doors to the garden, two first-floor bedrooms with a family bathroom, and an impressive master bedroom suite occupying the entire top floor with built-in wardrobes and an en-suite shower room. The design maximises both space and natural light throughout the home. The property further benefits from a off-street parking and garage. The landscaped rear garden offers a pleasant outdoor space with artificial lawn and seating areas, ideal for relaxing or entertaining.

The development itself enjoys good access to local shops, schools and amenities, while transport links into Newcastle city centre and surrounding areas are easily accessible.

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The internal accommodation comprises: a welcoming entrance hallway. To the left-hand side is a door leading into the convenient downstairs WC, with a further door beyond providing access to the kitchen. The staircase to the first floor is positioned directly ahead of the entrance.

The kitchen is fitted with a range of wall and floor units and includes integrated appliances, offering a practical and well-equipped cooking space. From the kitchen, a door leads through to the living room, which is positioned to the rear of the property. The living room benefits from a useful under-stairs storage cupboard and French doors opening out onto the rear garden, allowing for plenty of natural light and easy access to the outdoor space.

Taking the stairs to the first floor, you arrive at a spacious landing with doors leading to bedrooms two and three, along with the family bathroom. At the end of the landing, a further door opens into a small lobby area with stairs rising to the second floor.

The entire top floor is dedicated to the master bedroom. This is a generous and impressive space set within the eaves, featuring a dormer window which allows for excellent natural light. The room benefits from built-in wardrobes and an en-suite shower room, which also provides access to additional eaves storage that could alternatively be utilised as loft space.

Externally, the property benefits from a driveway to the front providing off-street parking and leading to an attached garage. To the rear is a well-maintained enclosed garden, mainly laid to lawn with block-paved seating areas and a useful garden shed.



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TENURE : Leasehold

LOCAL AUTHORITY : Newcastle CC

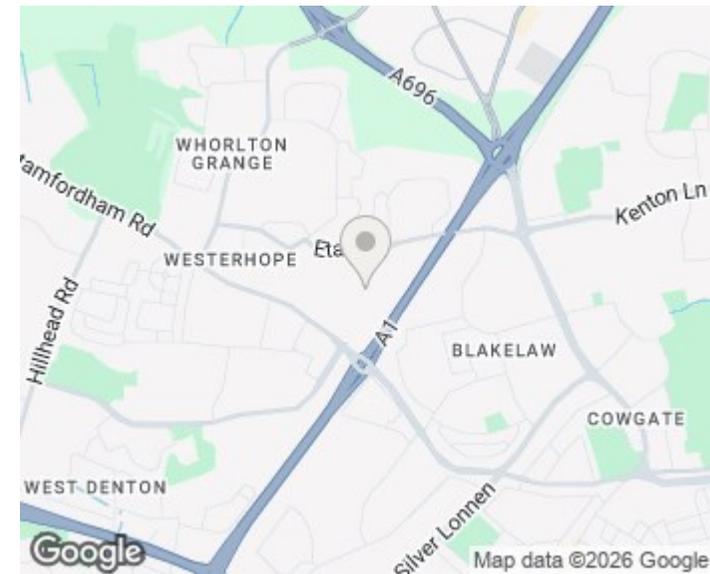
COUNCIL TAX BAND : C

EPC RATING : B



Total area: approx. 112.0 sq. metres (1205.8 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			95
(81-91) B		85	
(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			
(02 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	