

# BRUNTON

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RESIDENTIAL



**GREAT NORTH ROAD, GOSFORTH, NE3**

**£375,000**

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Well-presented four-bedroom semi-detached house located on Great North Road, Gorsforth

The property includes an open-plan lounge and dining room, a separate office/study, and a fitted kitchen on the ground floor, with four bedrooms and two bathrooms positioned on the first floor. Externally, there is a rear garden along with driveway parking and an integral garage.

Situated in Gorsforth, the property is within easy reach of a wide range of local shops, supermarkets, cafes, and everyday amenities, along with well-regarded schools for all ages. There are good public transport links nearby, including regular bus routes and access to nearby Metro stations, as well as convenient road connections to Newcastle city centre, the A1, and surrounding areas. This makes the location well-suited to families, professionals, and those looking for access to both local services and commuting routes.

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The internal accommodation comprises: an entrance hallway with stairs leading up to the first floor, a storage cupboard, and under-stairs storage, with access provided to the main ground floor rooms. From the hallway, the living room is positioned to the front, while further access leads through to the dining room and kitchen.

The living room is located at the front and features a bay window along with a fireplace set within a surround. The room opens through to the dining room, creating a connected layout. The dining room is well proportioned and benefits from French doors leading through to an office/study area, which enjoys views over the rear garden and further French doors opening directly onto the garden. The kitchen is fitted with a range of wall and base units, work surfaces, tiled splashback, and tiled flooring. It also includes a breakfast bar, plumbing for appliances, an integrated oven with gas hob and extractor above, and benefits from natural light through large windows and an external door, along with internal access to the garage.

Stairs lead up to the first-floor landing, which includes storage and gives access to four bedrooms and two bathrooms. The main bedroom is positioned to the front and features a bay window along with built-in storage, while the remaining bedrooms are arranged across the floor, three of which are doubles, with one benefiting from a full-height storage cupboard. The bathrooms are both fitted with white suites, including a bath with a shower over, a wash basin, and a WC, with tiled walls and flooring, one featuring a patterned tiled floor and the other a more neutral tiled finish.

Externally, the property offers a driveway to the front providing off-road parking and access to the integral garage, along with a planted frontage. To the rear, there is an enclosed garden laid mainly to lawn with paved areas and established trees and planting.



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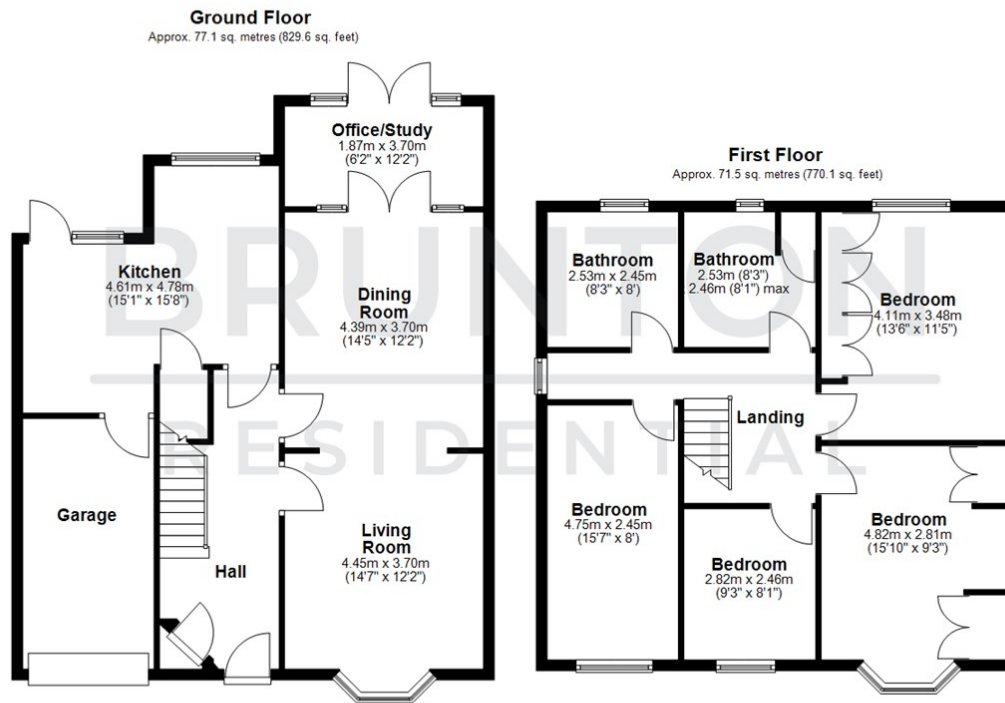
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : D



Total area: approx. 148.6 sq. metres (1599.7 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			
(81-91) B			
(69-80) C			
(55-68) D		67	77
(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	