

BRUNTON
RESIDENTIAL



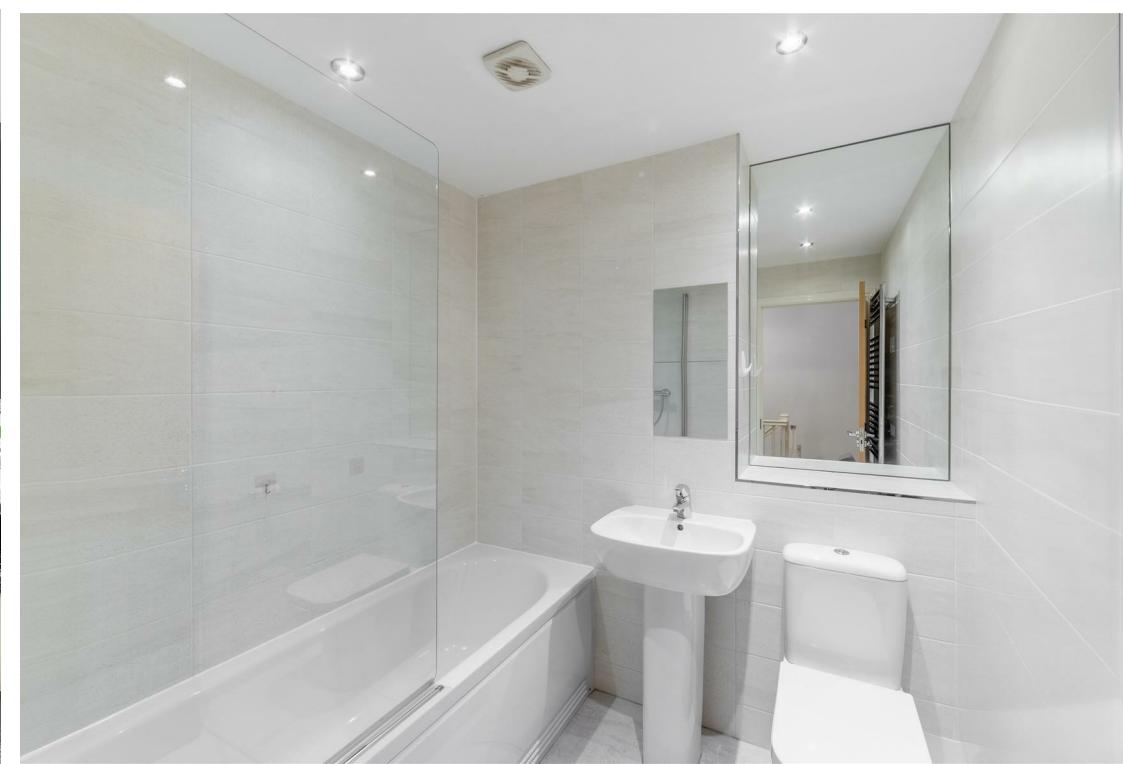
ROSEDEN WAY, GREAT PARK, NE13

£325,000

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FOUR BEDROOMS | DETACHED FAMILY HOME | SOUGHT-AFTER LOCATION

Brunton Residential are delighted to offer for sale this charming family home, featuring four spacious bedrooms and two modern bathrooms. Set in the desirable Great Park area of Newcastle upon Tyne, this property offers suburban tranquillity with urban convenience. Families benefit from nearby Brunton First School, part of the Gosforth Schools' Trust. Shopping and dining are easily accessible, with local shops in Great Park, larger retailers like Tesco Extra at Kingston Park, and Gosforth High Street's array of cafes and restaurants. Excellent transport links, including frequent buses and the nearby A1 motorway, make commuting easy. Surrounded by green spaces, parks, and walking paths, this home is perfect for families and professionals alike.

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Internally, you are welcomed by an entrance hall that leads to a spacious lounge, offering an inviting space for relaxation. Towards the rear, a well-designed kitchen and dining area provide a perfect setting for family meals, with doors opening out to the South facing rear garden, enhancing indoor-outdoor flow. A convenient WC and utility space complete the ground floor.

Upstairs, the first floor features four generously sized bedrooms. The primary bedroom benefits from an en-suite bathroom, while the other bedrooms are served by a separate, modern family bathroom. Each room is well-proportioned, offering comfortable living space for family members or guests.

Externally, the property includes a South facing rear garden, ideal for outdoor activities and relaxation. Additional features include off-street parking and a garage, offering secure storage and convenience.

Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax Band E



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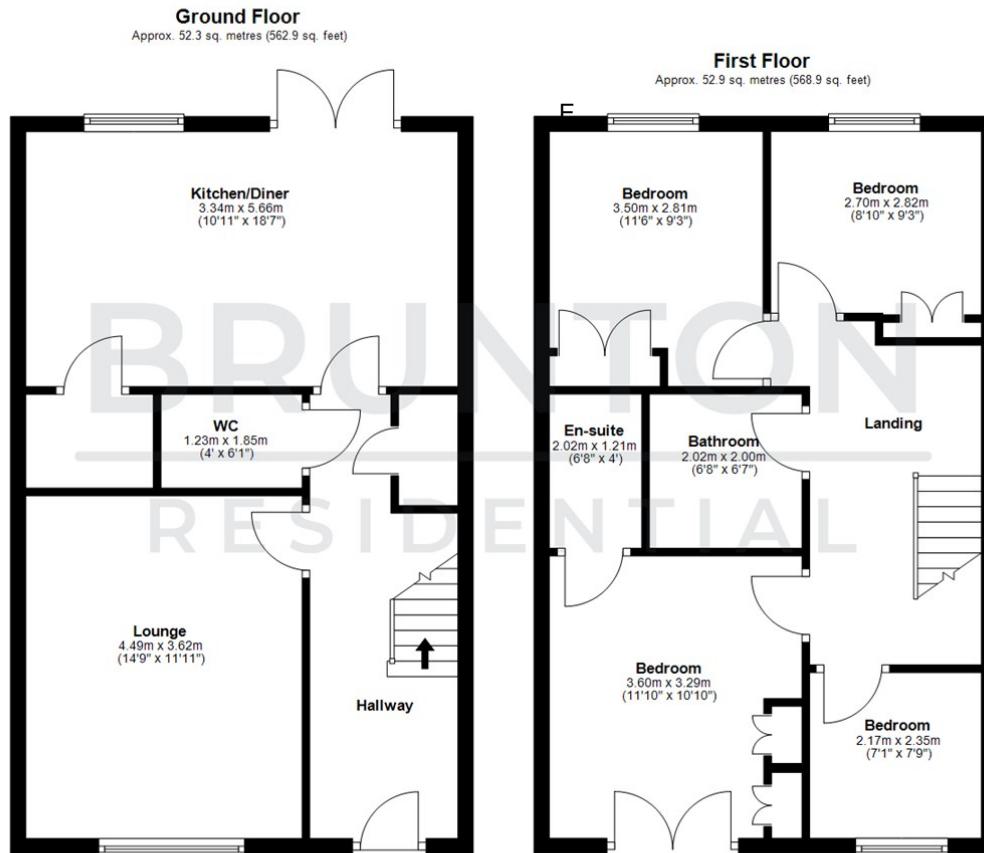
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TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : E

EPC RATING :



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	

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	