

# BRUNTON

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## RESIDENTIAL



**ELMWOOD PARK GARDENS, GREAT PARK, NE13**

**Offers Over £235,000**



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### THREE BEDROOM | SEMI-DETACHED TOWNHOUSE | GREAT LOCATION

Brunton Residential are delighted to offer for sale this semi-detached townhouse, which boasts three well-proportioned bedrooms, a detached garage, and a rear garden.

Situated within the Newcastle Great Park development, this property offers residents access to a variety of amenities. The area features a Morrisons supermarket, providing convenient shopping options. The Great Park Community Centre on Roseden Way serves as a hub for local activities, offering facilities such as sports pitches, floodlit courts, and spaces for various community events. Families benefit from proximity to reputable schools, including Brunton First School. Transport links are well-established, with easy access to the A1 motorway facilitating travel to Newcastle city centre and beyond.



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Upon entering the property, you are welcomed into an entrance hall, which stairs leading to the first floor. To the left is a versatile room, ideal for use as a dining room, snug or home office. Towards the rear of the property, you'll find a modern kitchen/diner, complete with fitted appliances and double doors that open out onto the rear garden. A conveniently located WC completes the ground floor.

Upstairs on the first floor, the property boasts a well-appointed bedroom, which benefits from its own en-suite, equipped with a shower and washbasin. Across the landing is the lounge which features double doors opening onto a balcony, offering a lovely view over the front of the property.

On the second floor, there are two further bedrooms, alongside a family bathroom fitted with a bath and washbasin.

Externally, the property boasts a great south-facing, rear garden laid to lawn and bordered by fencing. Additionally, there is off-street parking to the front of the property and a detached garage, offering both convenience and storage solutions.





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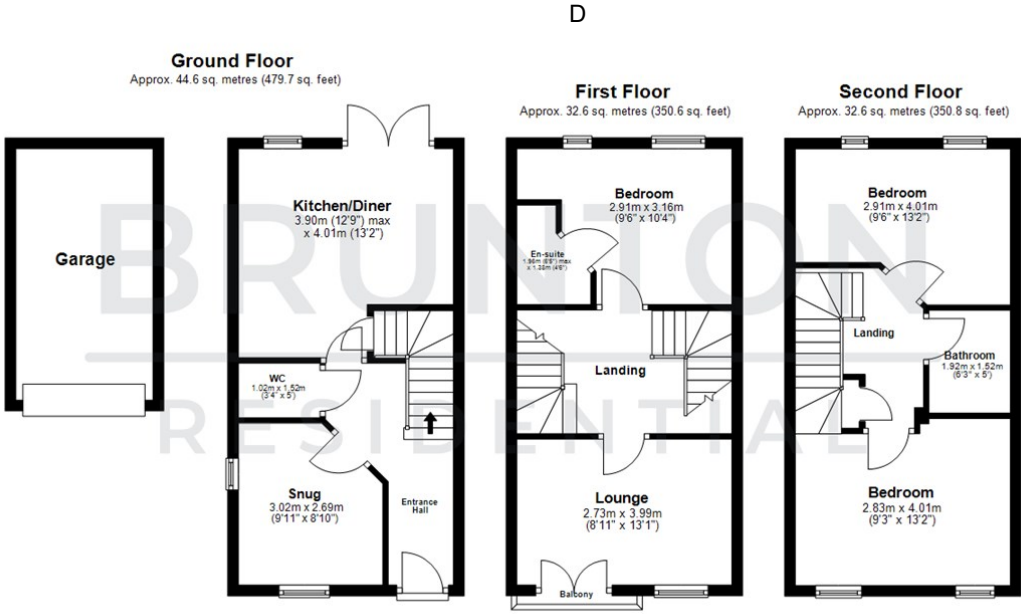
TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : D

EPC RATING : B

SERVICES :



Total area: approx. 109.7 sq. metres (1181.1 sq. feet)

All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.

