

# BRUNTON

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## RESIDENTIAL



**WHITEBRIDGE CLOSE, GOSFORTH, NE3**

**£375,000**



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Delightful two-bedroom detached home on Whitebridge Close, Newcastle upon Tyne.

This wonderful property offers well-presented and versatile accommodation throughout. It features a modern kitchen, a generous conservatory overlooking the rear garden, a spacious lounge/dining room, and a useful utility with a WC. Two well-proportioned bedrooms and a well-appointed family bathroom complete the internal layout. The property further benefits from off-street parking, an integral garage, and a lovely enclosed rear garden.

Whitebridge Close is ideally situated within easy reach of local shops, schools, and amenities. Excellent transport links provide convenient access to Newcastle city centre and surrounding areas, making this home perfectly placed for both comfort and connectivity.



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The internal accommodation comprises: an entrance hallway that leads to all the main areas of the home. To the left is a large modern kitchen fitted with integral appliances and ample floor and wall units providing excellent storage and worktop space. The kitchen opens into a generous conservatory overlooking the rear garden, with French doors providing direct access outside. To the left of the conservatory is a useful utility room with a WC, storage cupboard, and access doors leading to both the rear of the property and the integral garage.

Sliding doors from the conservatory lead into a spacious open-plan dual-aspect lounge/dining room, with French doors offering access back into the hallway. To the right of the hallway are two well-proportioned front-aspect bedrooms, both with built-in cupboards. Completing the internal accommodation is a well-appointed, fully tiled family bathroom featuring a bath, walk-in shower cubicle, WC, and wash basin.

Externally, to the front of the property is a driveway providing off-street parking for approximately two to three cars, leading to the garage and front door. To the rear is a lovely enclosed garden, offering a private and peaceful outdoor space ideal for relaxation and entertaining.





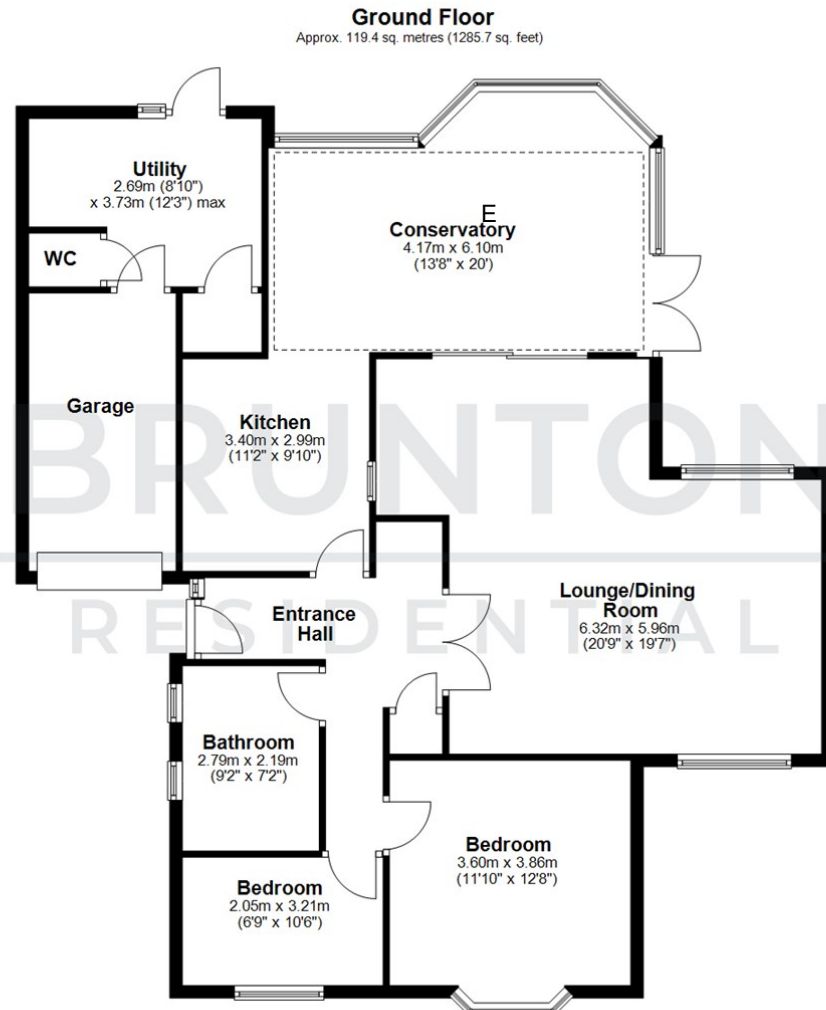
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**TENURE :** Freehold

LOCAL AUTHORITY : Newcastle CC


COUNCIL TAX BAND : E

EPC RATING : E



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



Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>			
		54	73
<p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p> 			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>			
<p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p> 