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ORANGETIP GARDENS, GREAT PARK, NE13

Offers Over £550,000

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Substantial and highly versatile detached family home on Orangetip Gardens, offering extensive accommodation set across three floors. With multiple bedrooms, generous living space and a well balanced layout, this property is ideally suited to larger families or those seeking flexible living arrangements as well as an excellent rental investment as the property has recently been adapted for this purpose.

The ground floor comprises a welcoming entrance hall, two double bedrooms that could be utilised as two reception rooms, a modern shower room and a well equipped kitchen with central island and utility area. Upstairs, the first floor hosts two further large bedrooms, both benefiting from en-suite facilities, while the second floor provides three additional double bedrooms, served by a family bathroom and separate shower room.

Externally, the property enjoys a generous driveway, a detached double garage and a private South facing rear garden with lawn and patio areas.

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The internal accommodation has been reconfigured, and comprises: an entrance hall with stairs to the first floor and useful under-stair storage. To the rear of the hallway is a well-appointed shower room, and to the left are two double bedrooms that could also be used as two additional reception rooms. The bedroom to the rear enjoys French doors out to the rear garden, while the bedroom to the front has a forward-facing window, allowing in plenty of natural light. To the right of the hallway, a kitchen overlooks the front of the property and is well-equipped with a modern range of wall and base units, alongside integrated appliances. The kitchen also enjoys a central island and access to a useful utility area with access to the rear garden.

The first-floor landing gives access to two generous bedrooms and a convenient WC. The bedroom to the right has built-in wardrobes and an en-suite bathroom, while the bedroom to the rear spans the length of the property and benefits from an en-suite shower room and dual-aspect windows.

Further stairs lead to the second floor, providing three further double bedrooms, with the two bedrooms to the left enjoying built-in storage. The third bedroom is of a generous size, and all bedrooms are served by a family bathroom and a separate shower room, completing the upstairs accommodation.

Externally, the property benefits from a generous driveway leading to a detached double garage, offering convenient off-street parking. To the rear, a lawned garden is enclosed with timber fencing and has paved patio areas, providing the ideal space for everyday life and entertainment.



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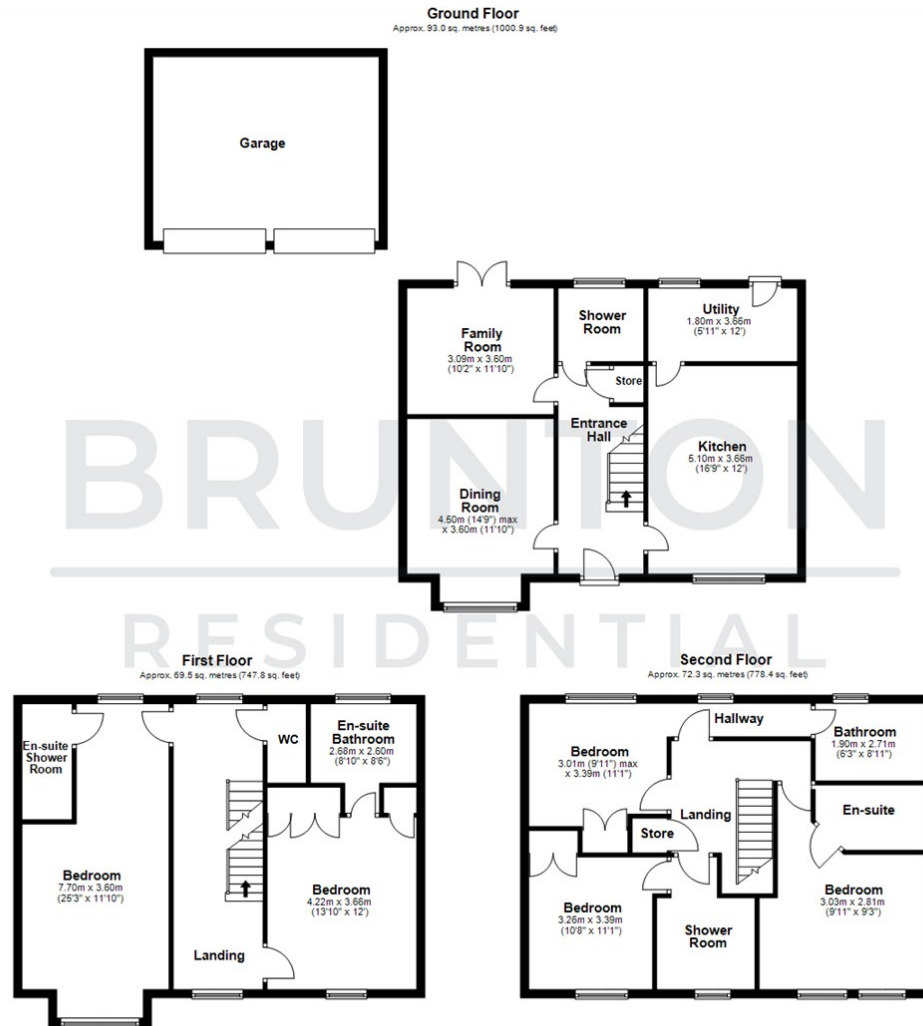
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TENURE : Freehold

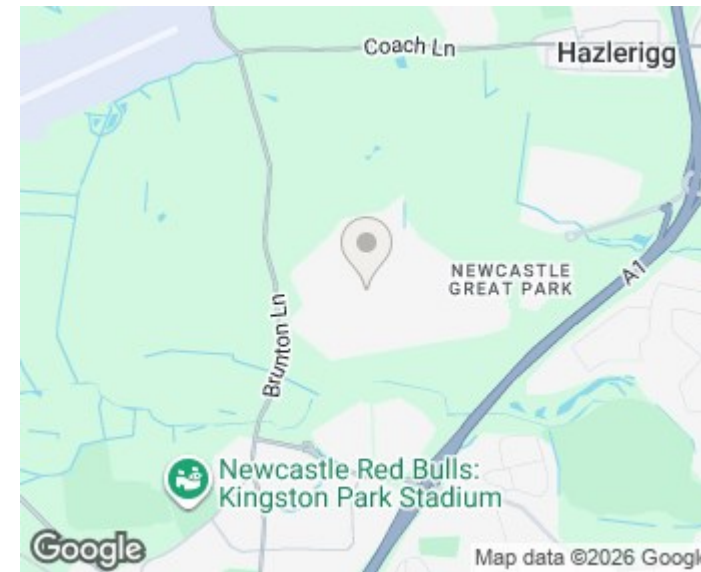
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : G

EPC RATING : B



Total area: approx. 234.8 sq. metres (2527.1 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		86	92
(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	