

BRUNTON
RESIDENTIAL



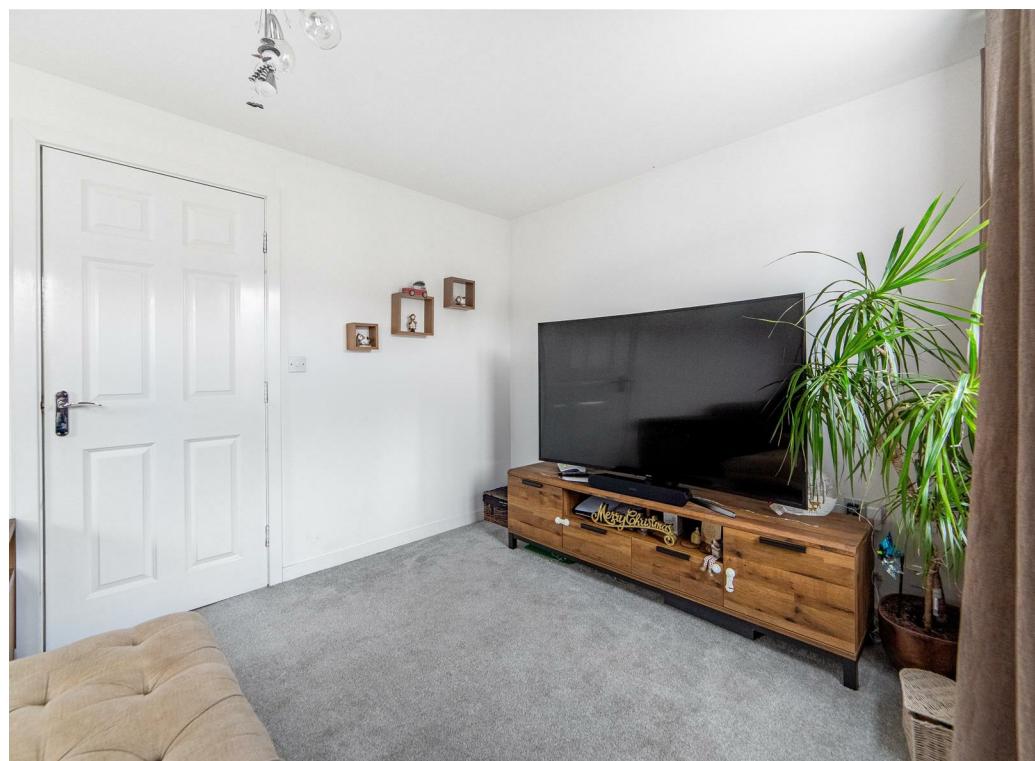
ELMWOOD PARK MEWS, GREAT PARK, NE13

Offers Over £240,000

BRUNTON

RESIDENTIAL





BRUNTON
RESIDENTIAL





Well presented three-bedroom semi detached home situated within the attractive Elmwood Park Mews development in Newcastle upon Tyne.

The home provides a well arranged layout over multiple floors, including a fitted kitchen and dining room, a spacious living room, a useful study and a convenient ground floor WC. The upper floors host three well proportioned bedrooms, with one benefiting from an en suite shower room, while a well appointed family bathroom and an additional bathroom serve the remaining accommodation. Externally, the property benefits from a single detached garage, enclosed gardens and practical outdoor space suited to everyday living.

Elmwood Park Mews enjoys a convenient location with easy access to Newcastle city centre, local shops, schools and leisure facilities. Excellent transport links are available via nearby road networks and public transport, making this an ideal choice for families and professionals seeking a well connected home in a pleasant residential setting.



BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

The internal accommodation comprises: A welcoming entrance hallway with stairs leading up to the first floor landing. To the left is a dual aspect study, along with a convenient ground floor WC. To the end of the hallway is a superb kitchen and dining room enjoying rear aspect views and French doors opening out to the rear garden. The kitchen is well equipped with integral appliances and offers a generous range of wall and floor units providing excellent storage space and ample work surfaces.

The first floor landing gives access to a well proportioned bedroom with an en suite shower room, as well as a spacious dual aspect living room that provides a comfortable and versatile living space. The second floor landing leads to two further well proportioned bedrooms, served by a well appointed family bathroom. The third floor landing gives access to an additional bathroom featuring partially tiled walls, a WC, washbasin and a bath with overhead shower.

Externally, to the front of the property is a walkway leading up to the front door, alongside a small enclosed lawned garden area. To the rear is a pleasant enclosed garden that includes a block paved pathway, a lawned section and a raised decked seating area, offering an attractive space for outdoor use as well as the detached garage.



BRUNTON

RESIDENTIAL

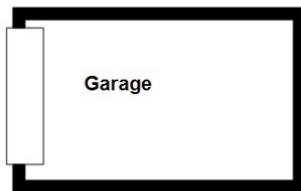
TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

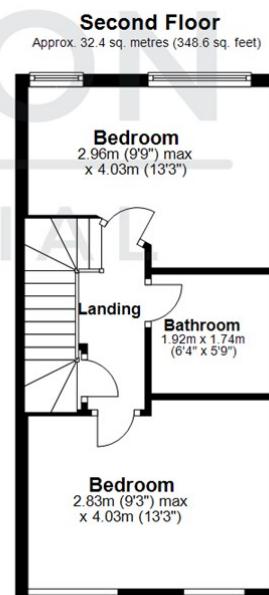
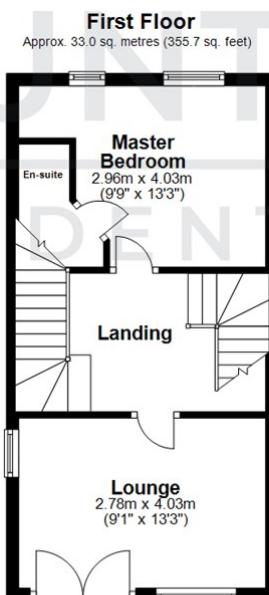
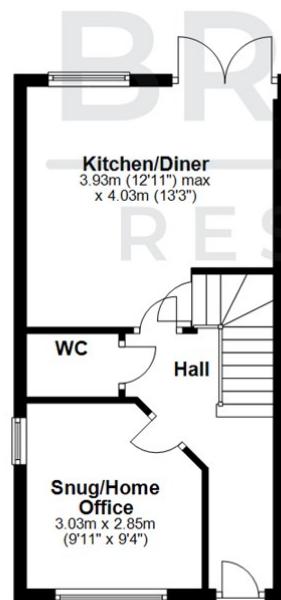
COUNCIL TAX BAND : D

EPC RATING : B

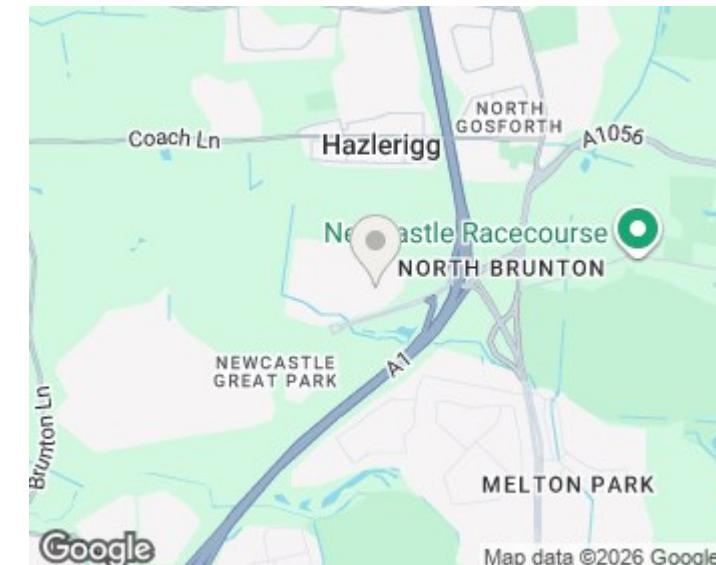
Ground Floor
Approx. 44.5 sq. metres (478.6 sq. feet)



D



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	94	
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		