

# BRUNTON

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## RESIDENTIAL



**GREENWOOD CLOSE, BRUNTON WOODS, NE13**

**£930,000**



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Outstanding modern family home located within a prestigious modern development boasting delightful, landscaped south facing rear gardens, impressive open plan kitchen/dining & living space, first floor lounge with private south facing sun terrace, five double bedrooms, two stylish en-suites, contemporary family bathroom, garden studio/home office & integral garage with double driveway.

This exceptional, semi-detached modern home is presented to an immaculate standard throughout and boasting over 3,000 Sq ft of internal living space. The property enjoys a desirable south facing, corner plot and is perfectly situated at the Brunton Woods Development.

Greenwood Close, which is tucked just off from Brunton Lane, was originally designed and constructed by County Life Homes back in 2022. Brunton Woods is a small, bespoke and high-quality development of only 7 luxury residences, which are placed close to the shops, amenities and schooling of Great Park, whilst also being located close to the A1 providing excellent links throughout the region.

The property is also situated a short walk from open greenery and several children's play parks providing an outstanding family location. Gosforth High Street can also be found only a short drive away with its excellent offering of shops, cafes and restaurants.



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The internal accommodation comprises: Lobby which leads into a generous hallway with ground floor guest WC, store cupboard and staircase leading to the first and second floors. To the rear of the ground floor is an impressive, open plan kitchen/dining and living space which measures 30ft in length with both bi-folding and French doors leading out onto the terrace and gardens. The kitchen area boasts a beautiful, fitted kitchen with stone worktops, integrated Neff appliances, large central island with breakfast bar and separate large fridge and freezer.

A door from the rear of the kitchen leads into a good-sized utility room which in turn gives access to the integral garage.

The stairs then lead up to the generous first floor landing and gives access to a full width first floor living room with feature media with gas fire and French doors which lead out onto a private south facing balcony which enjoys a green outlook.

The first floor also offers access to two double bedrooms, one which offers a stylish en-suite shower room with fitted wardrobes. Contemporary and well-presented family bathroom.

The stairs continue up to the second-floor landing with large store cupboard and. gives access to three further double bedrooms including a superb principal suite which offers a walk-in wardrobe and a beautiful en-suite bathroom with four-piece suite including a free-standing bathtub and walk-in shower.

Bedrooms four and five are both comfortable doubles, with bedroom four enjoying the larger of the two rooms. The second floor also offers a second family bathroom which is also presented to a very high standard.

Externally, the property offers off street parking for two vehicles along with an integral garage with electronic up and over door and car charging port.

The rear gardens have been landscaped by the current owners and are south facing. They provide two covered terraces, paved patio entertaining areas and a lovely garden studio/annex, which is perfect for those wishing to work from home or as a teenage den.

Immaculately presented throughout, with double glazed windows and air source heating, this exceptional modern home simply demands an early inspection, and viewings are strongly advised.



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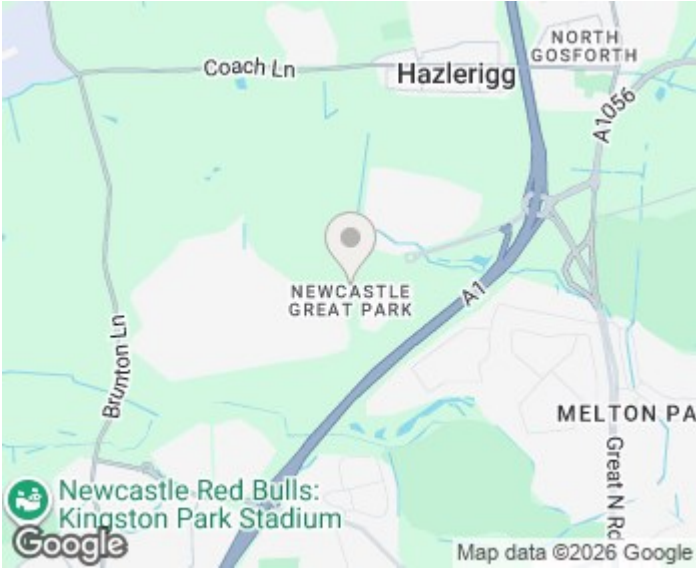
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : G

EPC RATING : B



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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	