

BRUNTON
RESIDENTIAL



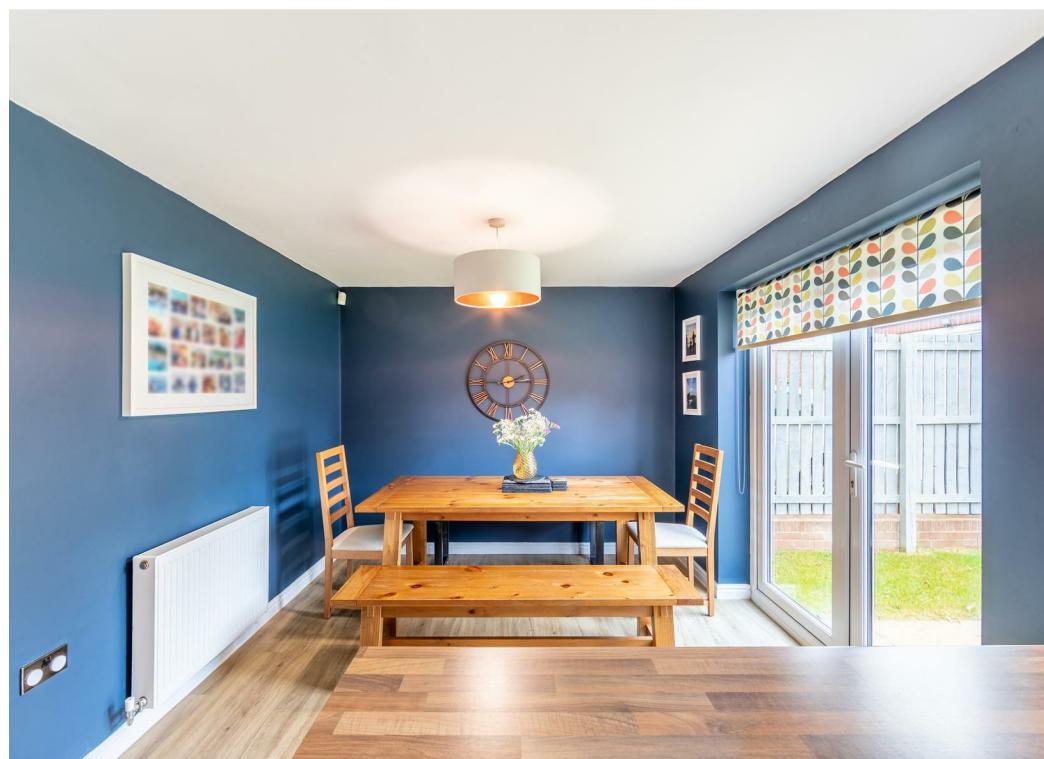
LAMBLEY WAY, GREAT PARK, NE13

Offers Over £375,000

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Brunton Residential are delighted to present this four-bedroom detached 'Constable' by Persimmon, located in the peaceful and well-regarded area of Lambley Way, Great Park.

This well-designed property offers four good-sized bedrooms, with the principal bedroom benefitting from an en-suite shower room. Additional features include a utility room, two versatile reception rooms, a lovely rear garden, as well as a detached single garage providing off-street parking.

Great Park is a popular residential location offering a strong sense of community, excellent local amenities, and well-regarded schools. The area also benefits from easy access to major road links and public transport, making it a convenient base for commuting into Newcastle city centre and beyond.

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Upon entering the property, you are welcomed into an entrance hall with wood-effect flooring that extends to the rear, with stairs leading to the first floor landing. To the front of the home are two versatile reception rooms: one currently used as a playroom, and the other as a lounge, both featuring front aspect windows.

To the rear of the property is an open-plan kitchen/diner, spanning the width of the property, fitted with wood worktop surfaces, a range of floor and wall units, integrated appliances, and a window overlooking the rear garden. The kitchen also provides access to a utility room, which offers further cupboard space, wood worktops, a sink, and space for additional appliances, along with a door leading outside. The utility room also gives access to a ground floor WC. French doors from the kitchen/diner open out onto the rear garden.

Upstairs, the first floor hosts four well-proportioned bedrooms, including a principal bedroom with an en-suite shower room. The family bathroom is fitted with a bath and overhead shower, washbasin, and WC. There is also a useful storage cupboard located on the landing.

Externally, the property benefits from a driveway, offering off street parking for multiple vehicles, to the front leading to a detached garage. To the rear is a good-sized enclosed garden, mainly laid to lawn, with a paved seating area and a path leading to a gate, giving access to the garage.



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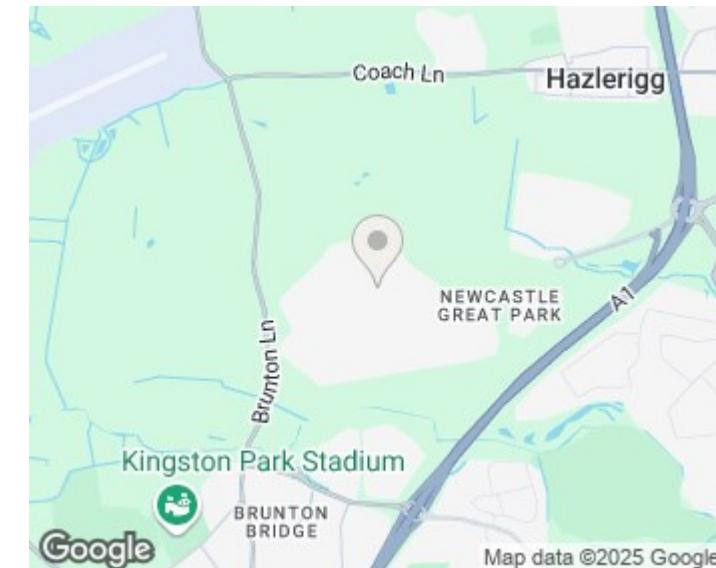
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : E

EPC RATING :



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 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	