

BRUNTON
RESIDENTIAL



SHOTTON VIEW, GREAT PARK, NE13

£240,000

BRUNTON

RESIDENTIAL





BRUNTON
RESIDENTIAL





Brunton Residential are delighted to welcome to the market this stunning 'Gosford' by Taylor Wimpey on Shotton View within the sought after Great Park. This well-proportioned home features three good-sized bedrooms, with the principal bedroom benefiting from built-in wardrobes and an en-suite shower room. The property also offers a modern, well-equipped kitchen, a rear garden, and a garage providing off-street parking.

For more information and to book your viewing please call our team on 0191 236 8347.

BRUNTON

RESIDENTIAL



Upon entering, you are welcomed into a hallway with stairs leading to the first floor. To the right, at the front of the property, is a spacious lounge with a window overlooking the front aspect. From here, access leads through to a modern open-plan kitchen/diner, which features integrated appliances, space for a washer/dryer, and a range of floor and wall-mounted units. Double doors open out to the rear garden, with a ground-floor WC completing this level.

Upstairs, the first floor hosts three well-proportioned bedrooms. The master benefits from built-in wardrobes and an en-suite shower room, while the second bedroom offers ample space for a double bed. The third bedroom provides versatility, ideal as a home office or nursery. A family bathroom, fitted with a bath and washbasin, serves the remaining bedrooms.

Externally, the property enjoys a good-sized rear garden with a lawn and paved seating area. A detached garage offers additional storage and off-street parking.

Tenure

The agent understands the property to be Freehold. However, this should be confirmed with a licenced legal representative.

Council Tax Band C



BRUNTON

RESIDENTIAL

TENURE : Freehold

Ground Floor
Approx. 52.0 sq. metres (559.3 sq. feet)

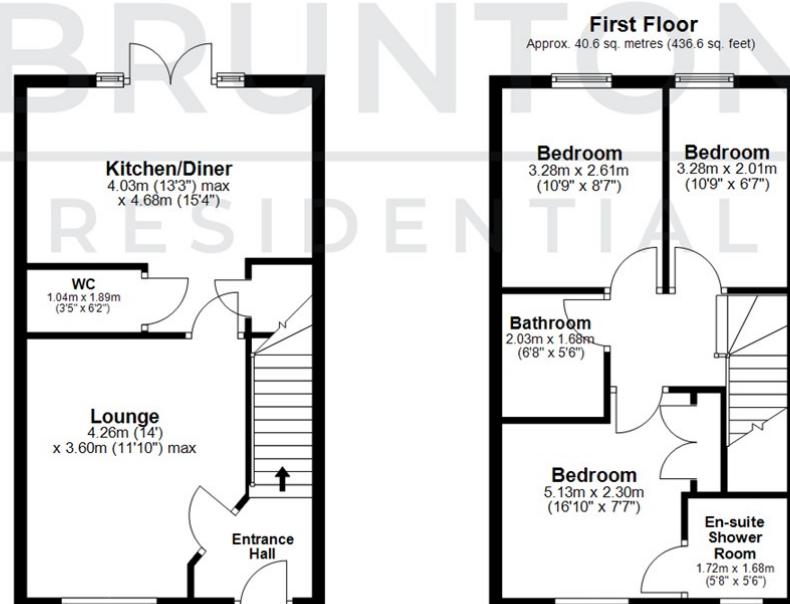


C

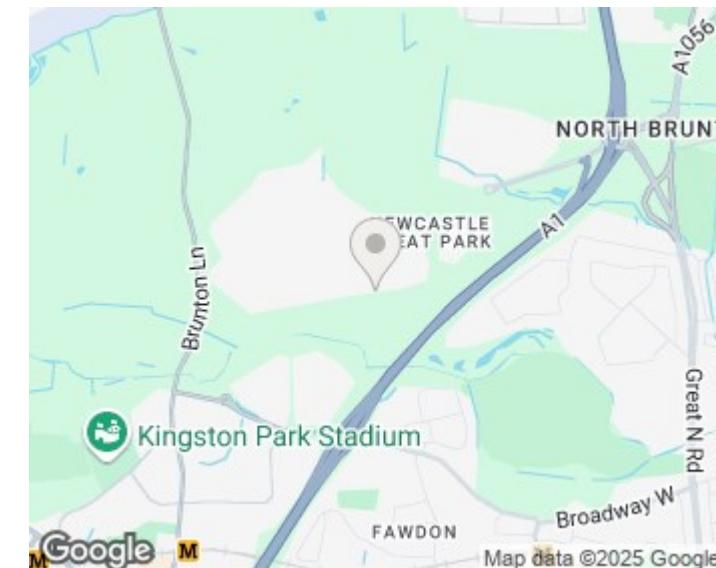
LOCAL AUTHORITY : Newcastle upon Tyne
City Council

COUNCIL TAX BAND : C

EPC RATING : B



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	95	
(81-91) B	83	
(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		