

BRUNTON

RESIDENTIAL



SHOTTON VIEW, GREAT PARK, NE13

£240,000

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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.

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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

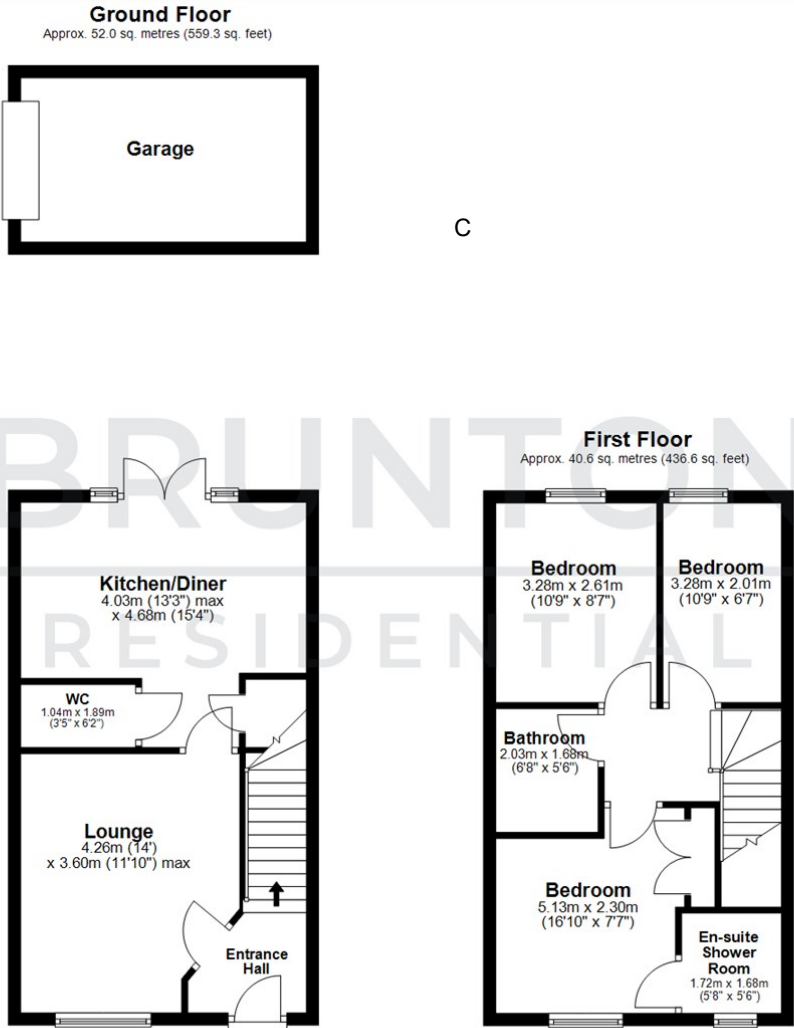
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TENURE : Freehold

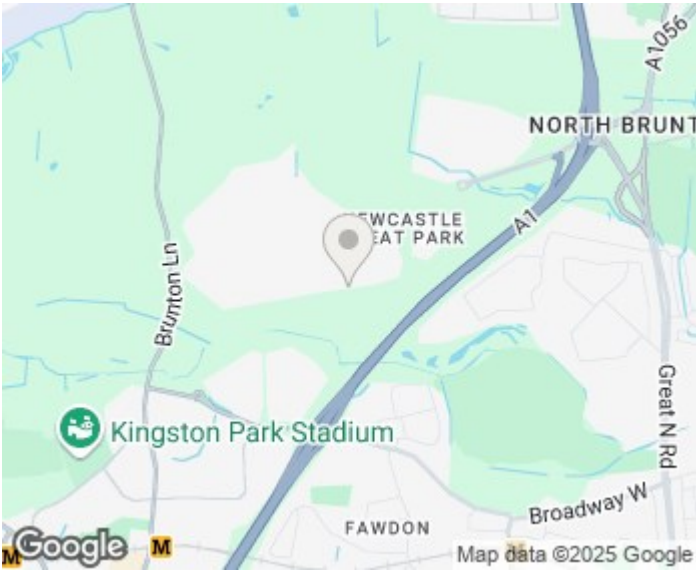
LOCAL AUTHORITY : Newcastle upon Tyne
City Council

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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	