

# BRUNTON

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RESIDENTIAL



**GREVILLE GARDENS, GREAT PARK, NE13**

Offers Over £425,000

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Beautifully presented three-bedroom detached family home occupying a desirable position on Greville Gardens within Great Park in Newcastle.

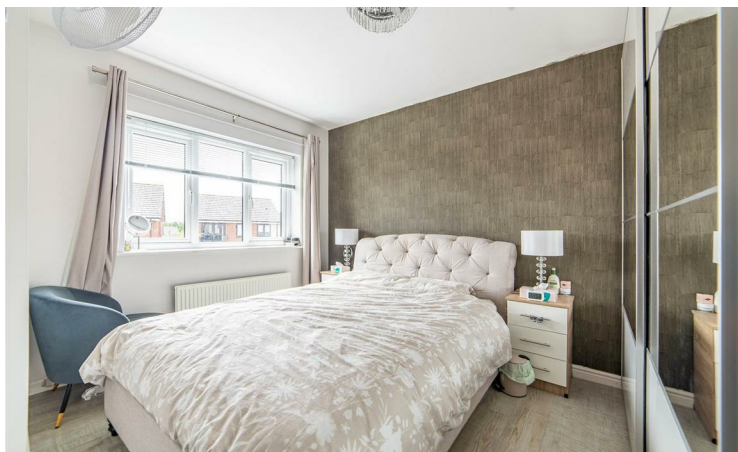
Arranged over two storeys, the property offers generous and versatile living accommodation including two reception rooms, a spacious kitchen/diner, an impressive sun room, a utility room and a convenient WC. The first floor hosts three well-proportioned bedrooms and a versatile study, including a main bedroom with en suite facilities, together with a family bathroom. Externally, the property benefits from driveway parking and a landscaped rear garden designed for both relaxation and entertaining.

Located within a sought-after residential development, the property enjoys convenient access to a range of local shops, supermarkets, well-regarded schools and everyday amenities. Excellent road links provide straightforward journeys to Newcastle city centre, Newcastle International Airport and the A1, making the area particularly popular with commuters. Public transport connections are also readily available, while nearby green spaces, leisure facilities and retail destinations further enhance the appeal of the location. The combination of convenience, connectivity and family-friendly surroundings makes this an attractive setting for a wide range of buyers.

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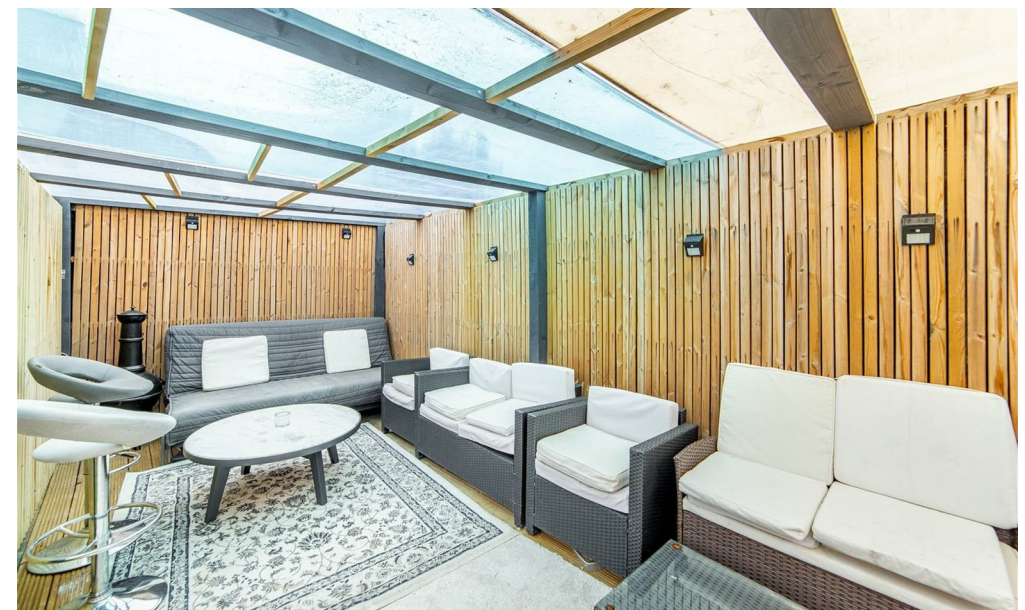
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The internal accommodation comprises: a welcoming entrance hallway with tiled flooring, stairs leading up to the first floor, an understairs storage cupboard and access to the main reception rooms. To the right is a generous living room, beautifully presented with wood-effect flooring, excellent natural light and French doors opening onto the rear garden. To the left is an equally impressive dining room, again featuring wood-effect flooring and French doors providing direct access outside.

To the rear of the property is a superb kitchen/diner, beautifully appointed with a stylish range of wall and base units, a breakfast bar and a range of integrated appliances including double ovens and a coffee machine, alongside a hob with extractor above, tiled flooring and attractive tiled splashbacks. The dining area is enhanced by contemporary pendant lighting and flows naturally into the heart of the home. A separate utility room provides additional fitted units, plumbing, sink facilities and access to a convenient WC. Beyond the kitchen is a stunning sunroom extension, creating a substantial additional living space. This versatile room is flooded with natural light through multiple skylights, extensive glazing and a wall of French doors overlooking the garden, making it ideal for both everyday family living and entertaining.

The first-floor landing provides loft access and leads to three well-proportioned bedrooms, a study and the family bathroom. All bedrooms offer good levels of space, with all three being comfortable doubles. The main bedroom is particularly impressive, benefiting from a contemporary en-suite shower room and French doors opening onto a private balcony overlooking the front aspect. The Study offers a versatile space. The family bathroom is fitted with a modern white suite including a bath with a shower attachment.

Externally, the property enjoys a block-paved driveway providing off-road parking to the front. The enclosed rear garden has been thoughtfully landscaped with a paved patio, raised lawn, well-stocked planting areas and an excellent covered seating and entertaining area, creating a fantastic outdoor space that can be enjoyed throughout much of the year.



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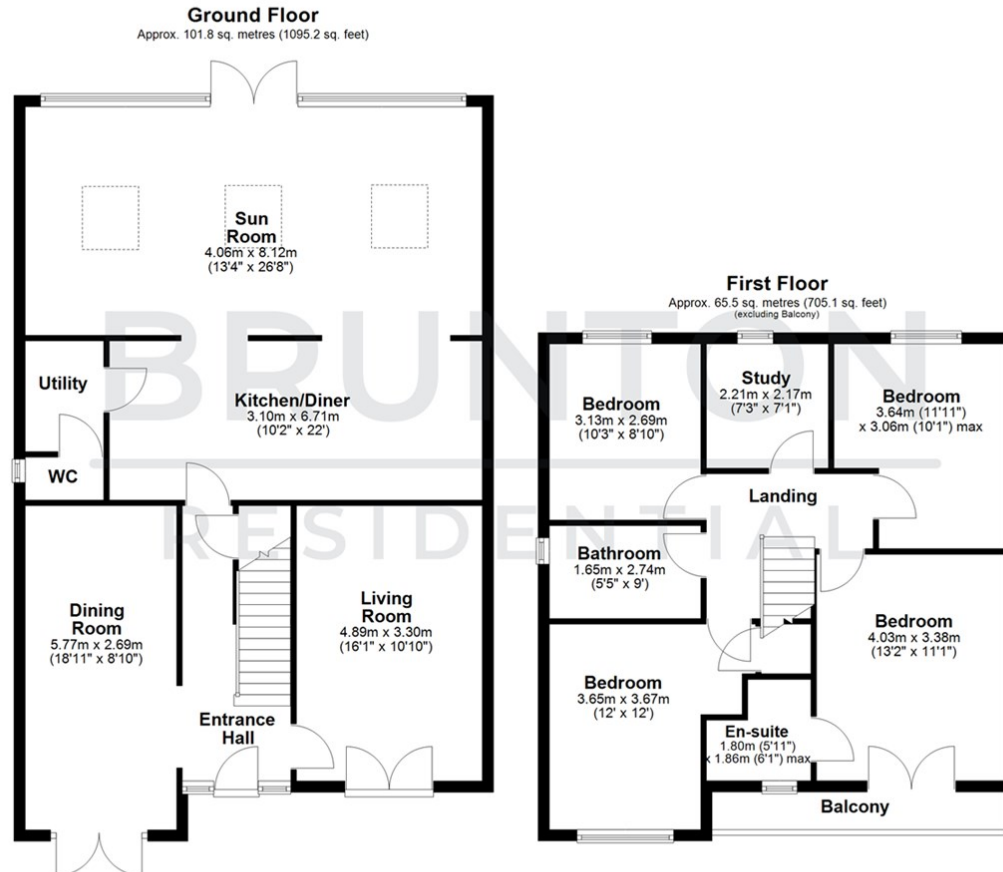
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : E

EPC RATING :



Total area: approx. 167.3 sq. metres (1800.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	