

# BRUNTON

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## RESIDENTIAL



**PRIMROSE LANE, GREAT PARK, NE13**

**£325,000**



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Delightful four bedroom detached 'Amersham' by Taylor Wimpey. positioned on Primrose Lane in Newcastle upon Tyne.

The home is arranged over two floors and includes a spacious lounge, a well-equipped kitchen and dining area, and a convenient ground floor WC. To the first floor are four well-proportioned bedrooms, with the master benefiting from an en-suite shower room, while a well-appointed family bathroom serves the remaining rooms.

The property further benefits from off-street parking, a garage and an enclosed South facing rear garden.

Primrose Lane enjoys a pleasant residential setting with easy access to a range of local amenities, including shops, schools and leisure facilities. The area is well served by transport links providing convenient access into Newcastle city centre and surrounding areas.



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The internal accommodation briefly comprises: entrance vestibule with a storage cupboard and access into a generous front aspect lounge, which features a staircase to the first floor and a front-facing window allowing in plenty of natural light.

From the lounge, you are led into a well-equipped kitchen/diner at the rear of the property, offering ample room for a dining table, a further storage unit, and French doors opening out to the rear garden. The kitchen is fitted with a range of wall and base units, integrated appliances including an oven, hob, and extractor fan, and enjoys a window overlooking the garden. There is also access to a ground floor WC.

To the first floor, the landing provides access to four well-proportioned bedrooms, including a principal bedroom which benefits from an en-suite shower room. A family bathroom serves the remaining bedrooms and is fitted with a bath, overhead shower, wash basin, and WC. A storage cupboard is also located on the landing.

Externally, to the front, the property offers a driveway leading to an attached garage, providing ample off-street parking, along with a neat and well-maintained front town garden. To the rear is a generous South facing garden laid mainly to lawn with a paved patio seating area and fenced boundaries, offering a private outdoor space.





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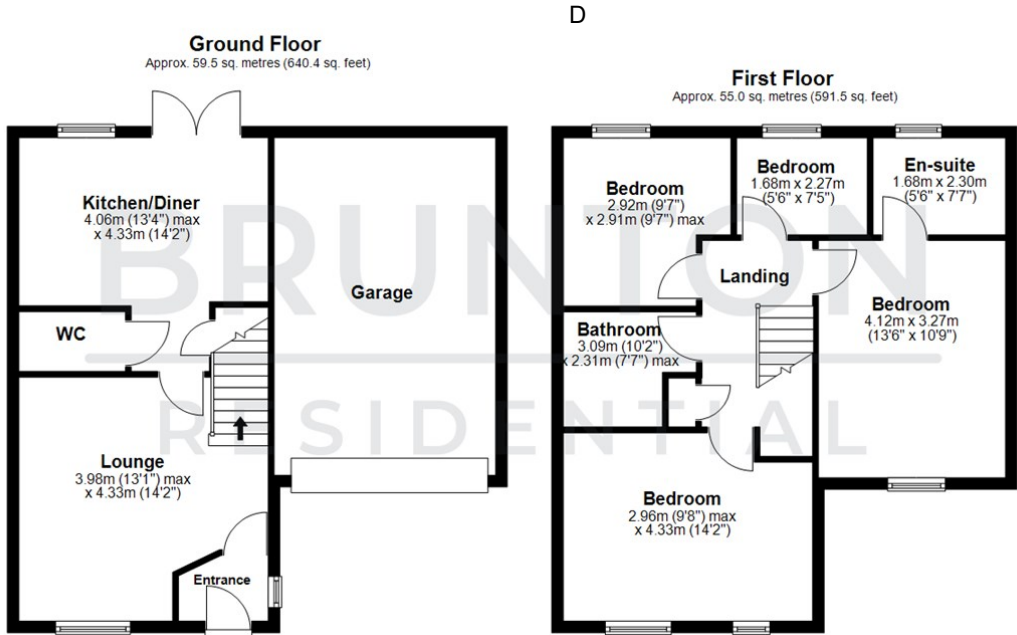
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : D

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		94
(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 <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		