

# BRUNTON

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## RESIDENTIAL



**SUNFLOWER DRIVE, GREAT PARK, NE13**

**Offers Over £335,000**



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An Immaculately Presented Four-Bedroom Amersham, a Detached Family Home with Two Bathrooms, Generous Off-Street Parking and a Substantial Rear Garden, Situated at the Head of a Quiet Cul-de-Sac.

This attractive detached residence offers versatile and well-balanced accommodation, ideally suited to modern family living. The property comprises four well proportioned bedrooms, including a spacious principal bedroom with en-suite facilities, complemented by a contemporary family bathroom.

Externally, the home benefits from ample off-street parking for multiple vehicles, while to the rear lies a large, fully enclosed garden, providing an excellent space for outdoor dining, entertaining, and family use. The current owners have installed a fully insulated with power summer house.

Occupying a desirable position at the head of a peaceful cul-de-sac, the property is conveniently located for highly regarded local schools, a range of shops and amenities, nearby green spaces, and excellent transport links offering easy access to Newcastle city centre and the wider region.



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The internal accommodation is thoughtfully arranged and briefly comprises: a welcoming entrance vestibule with a useful built-in storage cupboard, leading into a bright and spacious front-facing lounge. This generous reception room benefits from a large window allowing an abundance of natural light and features a staircase rising to the first floor accommodation.

To the rear of the property lies a well-appointed kitchen/dining room complete with quartz work tops and AEG appliances, providing ample space for a family dining table and additional storage furniture. The kitchen is fitted with a modern range of wall and base units and integrated appliances including an oven, hob, and extractor fan. A rear facing window overlooks the garden, while French doors open directly onto the outdoor space, creating an ideal flow for indoor/outdoor living. A convenient ground floor WC is accessed from this area.

The first-floor landing provides access to four well-proportioned bedrooms, including a generous principal bedroom benefitting from a private en-suite shower room. The remaining bedrooms are served by a contemporary family bathroom, fitted with a panelled bath with overhead shower, wash hand basin, and WC, complemented by stylish wood effect flooring. Additional storage is available via a built in cupboard on the landing.

Externally, the property enjoys a well maintained frontage with a driveway providing ample off street parking and leading to an attached garage, alongside a neat front garden. To the rear is a generous, enclosed garden, predominantly laid with artificial lawn with a paved patio seating area and fenced boundaries, offering a private and secure space ideal for families and entertaining. There is also a versatile summer house that is fully insulated and has power that can be used as a home office, gym or workshop.

The property further benefits from the remainder of an approximately five year NHBC warranty, providing added peace of mind for prospective purchasers.





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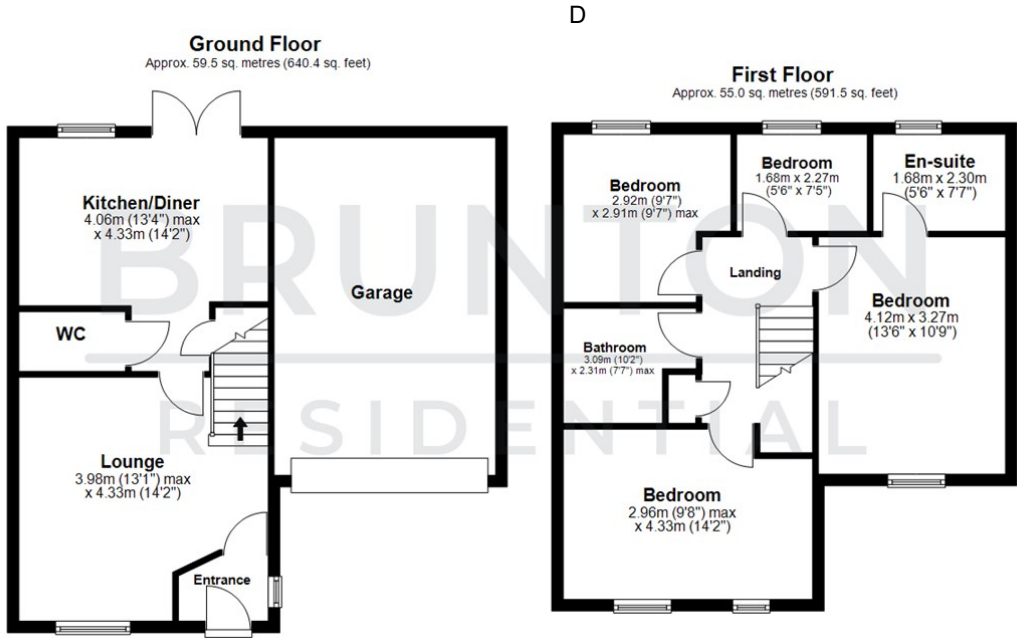
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TENURE : Freehold

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) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>83</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	