

**BRUNTON**  
RESIDENTIAL



**BARRASFORD CLOSE, GOSFORTH, NE3**

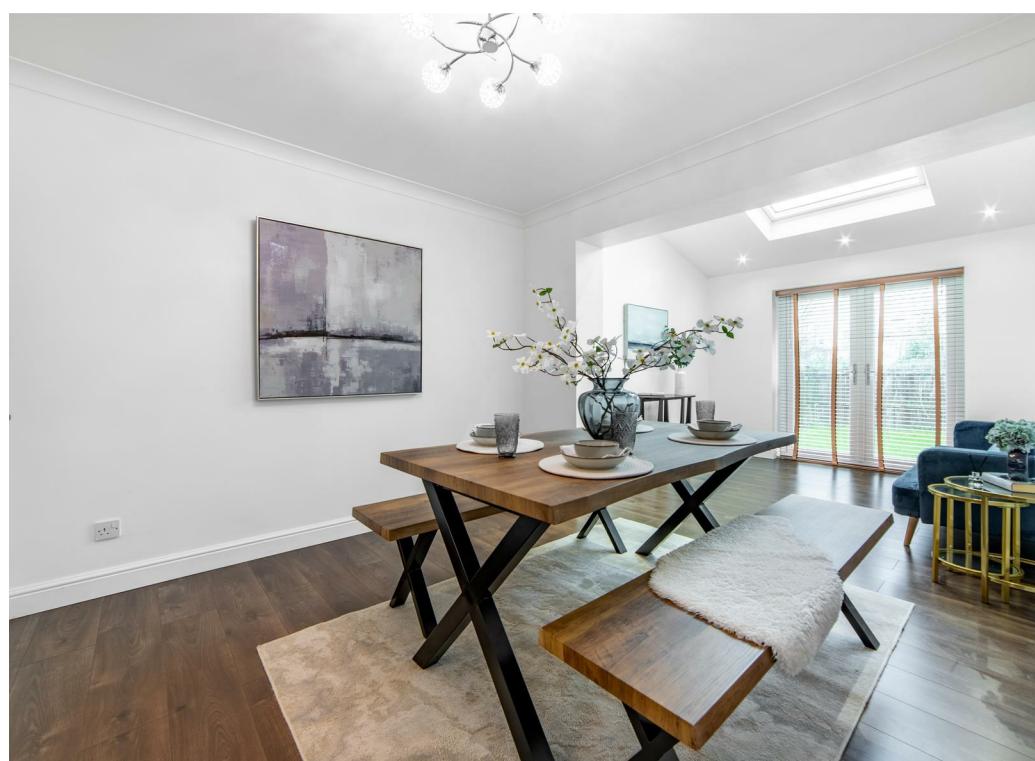
Offers Over £550,000

# BRUNTON

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Well Presented Detached Family Home, Perfectly Situated within Gosforth and Boasting Over 1,800 Sq ft, with Three Great Reception Rooms plus Study, Kitchen/Dining Space plus Utility, Five Bedrooms, Family Bathroom, Shower Room and En-Suite & Delightful Lawned Front & Rear Garden.

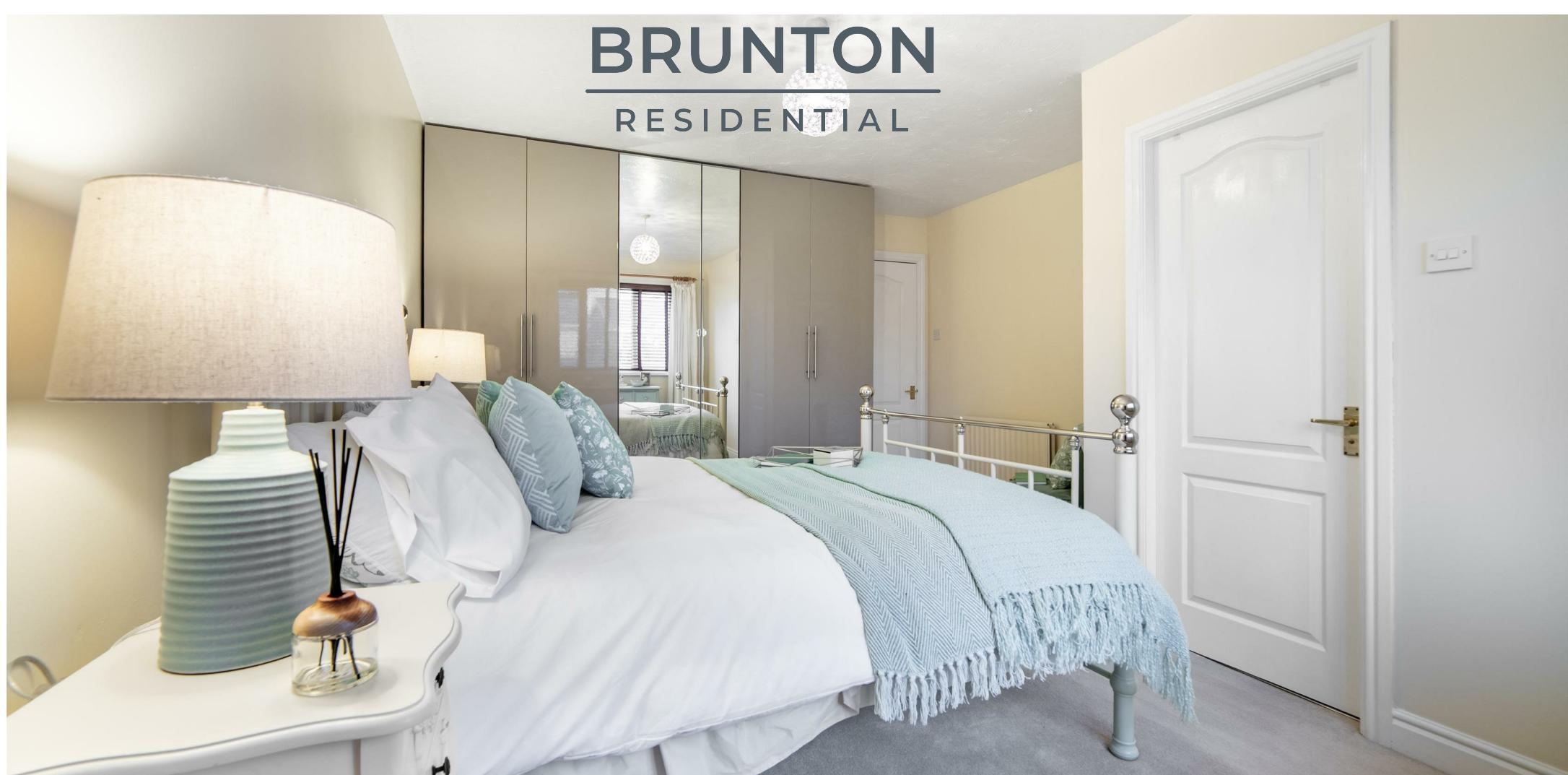
This excellent, detached property occupies a generous plot and is located within a quiet residential cul-de-sac position on Barrasford Close, Gosforth. Barrasford Close, which is tucked off from Emblehope Drive, offers versatile living accommodation which is suitable for a variety of buyers.

Barrasford Close is well positioned to provide easy access by foot into Gosforth High Street, with its array of shops, cafes and restaurants, as well as the local shops and amenities of Ashburton Road. Outstanding local schooling is also placed nearby, as well as road transport links, with easy routes into Newcastle City Centre and surrounding areas.

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The internal accommodation comprises: A welcoming entrance hall with stairs leading to the first-floor landing. To the left is a spacious lounge with a fireplace, with French doors leading into the dining room. The dining room provides access to a bright and airy garden room, featuring a large 'Velux' rooflight and French doors opening out to the rear garden. To the right of the hallway upon entry, there is a practical study, adding versatility to the ground-floor layout.

To the rear of the ground floor is a kitchen/dining room which is well equipped with integral appliances, including an oven, hob, and extractor fan, and offers ample floor and wall units providing excellent storage and workspace. From the kitchen, a door leads into a useful utility room, which also provides access to the side of the property and into a convenient ground-floor WC.

The stairs then lead up to the first-floor landing which in turn gives access to five well-proportioned bedrooms, with the principal bedroom benefiting from a re-fitted en-suite shower room. The family bathroom and separate shower room serve the remaining four bedrooms: one located just off the landing is fully tiled and comprises a bath, WC, washbasin, and walk-in shower cubicle, while the second, positioned off the inner hallway to the right, is also fully tiled and fitted with a walk-in shower, WC, and vanity with washbasin.

Externally, the property features a large driveway to the front providing off-street parking for two vehicles alongside a lawned area. To the rear, there is a spacious enclosed garden predominantly laid to lawn, with timber fencing and a block-paved section, providing a versatile outdoor space for family living and entertaining.



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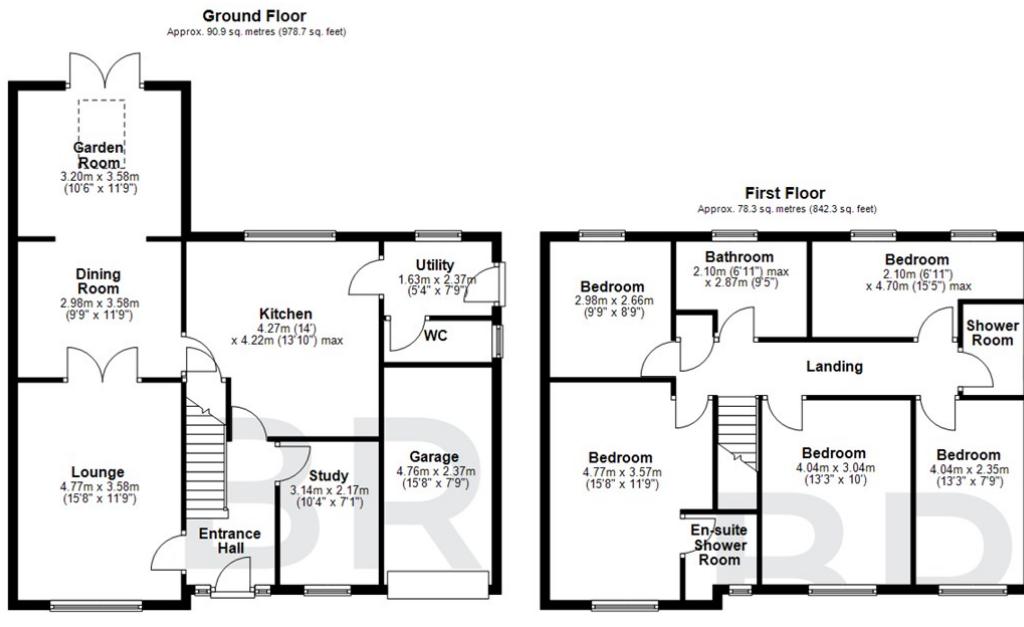
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TENURE : Freehold

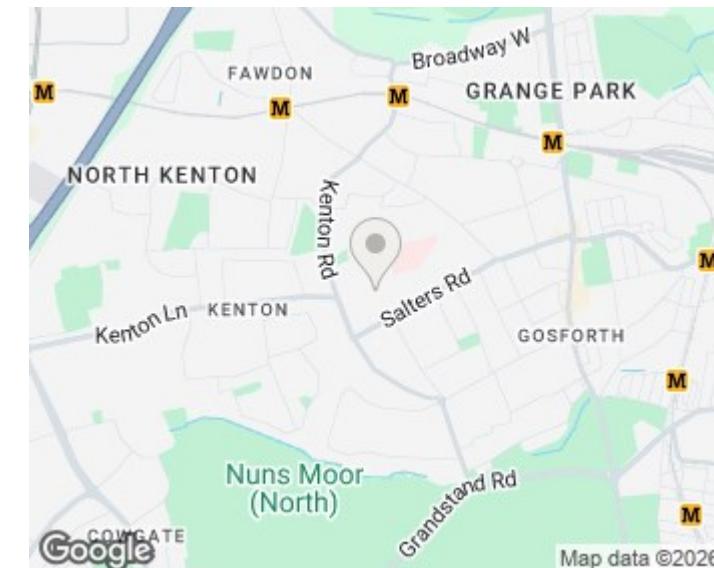
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : E

EPC RATING : C



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		
(81-91) B		
(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	