



3 Brandling Drive

Melton Park, Newcastle Upon Tyne, NE3 5PJ

£450,000



Trading Places

Coastal and Country Property Specialists



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Trading Places are delighted to bring to the market this beautifully presented semi-detached bungalow, offering stylish single-level living with a blend of modern design and elegant features throughout. Ideally located on Brandling Drive in the heart of Melton Park, Gosforth. The area offers superb access to an excellent range of local amenities, including well-regarded schools, independent shops, supermarkets, cafés and restaurants. Gosforth High Street is just a short distance away, offering a vibrant selection of retail and leisure facilities, while the nearby Newcastle Racecourse provides additional recreational appeal. The area is further enhanced by convenient transport links, making it ideal for commuters and families alike.

The property is entered via a welcoming entrance porch leading into a modern fitted kitchen, both stylish and functional, with a breakfast bar for informal dining. The layout flows seamlessly into the utility room, offering additional storage and plumbing, and through to the conservatory allowing natural light to flood the space and providing direct access to the rear garden. At the heart of the home is the inviting living room, complete with a log burner. There are three well proportioned bedrooms, including a spacious principal bedroom with fitted wardrobes. A beautifully appointed family bathroom, along with a recently updated shower room, completes the accommodation. Externally, the private rear garden is secure and secluded, with a well maintained lawn, mature shrubs, and two patio areas ideal for outdoor dining. To the front, a generous driveway provides off street parking for up to four cars, along with a garage featuring an electric roller door.

Early viewing is highly recommended to fully appreciate the quality, space, and prime location this bungalow has to offer. Contact Trading Places on 0191 251 1189. Council Tax Band E. EPC Rating TBC.

Porch

A welcoming entrance porch with doors to breakfasting kitchen, shower room and hallway. The decorative wall panelling, feature arch, and inset spotlights sets the tone for the home.

Shower Room

Recently updated and finished to a high standard, featuring a sleek shower cubicle with power shower, a vanity unit with LED lighting, and wc. Modern wall cladding and practical vinyl flooring. Opaque window to the front elevation.

Breakfasting Kitchen

11'10" x 8'9" (3.63m x 2.67m)

A modern fitted kitchen, both stylish and functional, featuring an electric double oven with convector hob and overhead extractor, circular sink, and integrated fridge, with space for a dishwasher. Further benefits include under-cabinet lighting, tiled splashbacks, a single radiator, and tiled flooring. A breakfast bar with overhead lighting offers an ideal space for informal dining, with the layout flowing seamlessly into the utility room and conservatory.





Utility Room
6'2" x 590'6" (1.88m x 180m)

The utility room has wall and base units, sink with drainer, space for washing machine. Tiled Floor. Door to the rear garden. Window overlooking the rear elevation.

Conservatory
19'10" x 12'11" (into bay) (6.05m x 3.95m (into bay))

The conservatory is bright, tastefully finished, and enjoys direct access to the rear garden via double doors. Tiled Floor. Central Spotlights. Double Radiator. Fitted blinds to windows and roof. Door to the living room.

Living Room
18'4" x 11'11" (5.60m x 3.65m)

At the heart of the home is an inviting living room featuring a log burner with wooden mantle, complemented by striking decorative wall panelling and ceiling coving. Additional benefits include wall lighting and a double radiator. Sliding patio doors open into the conservatory, flooding the space with natural light, with double doors leading through to the hallway.

Inner Hallway
Accessed via the porch or living room. Doors to all three bedrooms and the bathroom. Carpet Flooring.







Bedroom One

12'4" x 11'3" (3.78m x 3.44m)

Spacious double bedroom with large window to the front and fitted wardrobes with sliding mirrored doors. Recessed Lighting. Double Radiator.

Bedroom Two

11'6" x 8'11" (3.53m x 2.73m)

Another double bedroom with window to the rear allowing for plenty of natural light. Central Light. Single Radiator. Neutral Décor.

Bedroom Three

11'2" x 6'11" (3.42m x 2.11m)

This room offers a versatile space ideal as a third bedroom, office, or dressing room. Window to the front. Spotlights. Single Radiator.

Bathroom

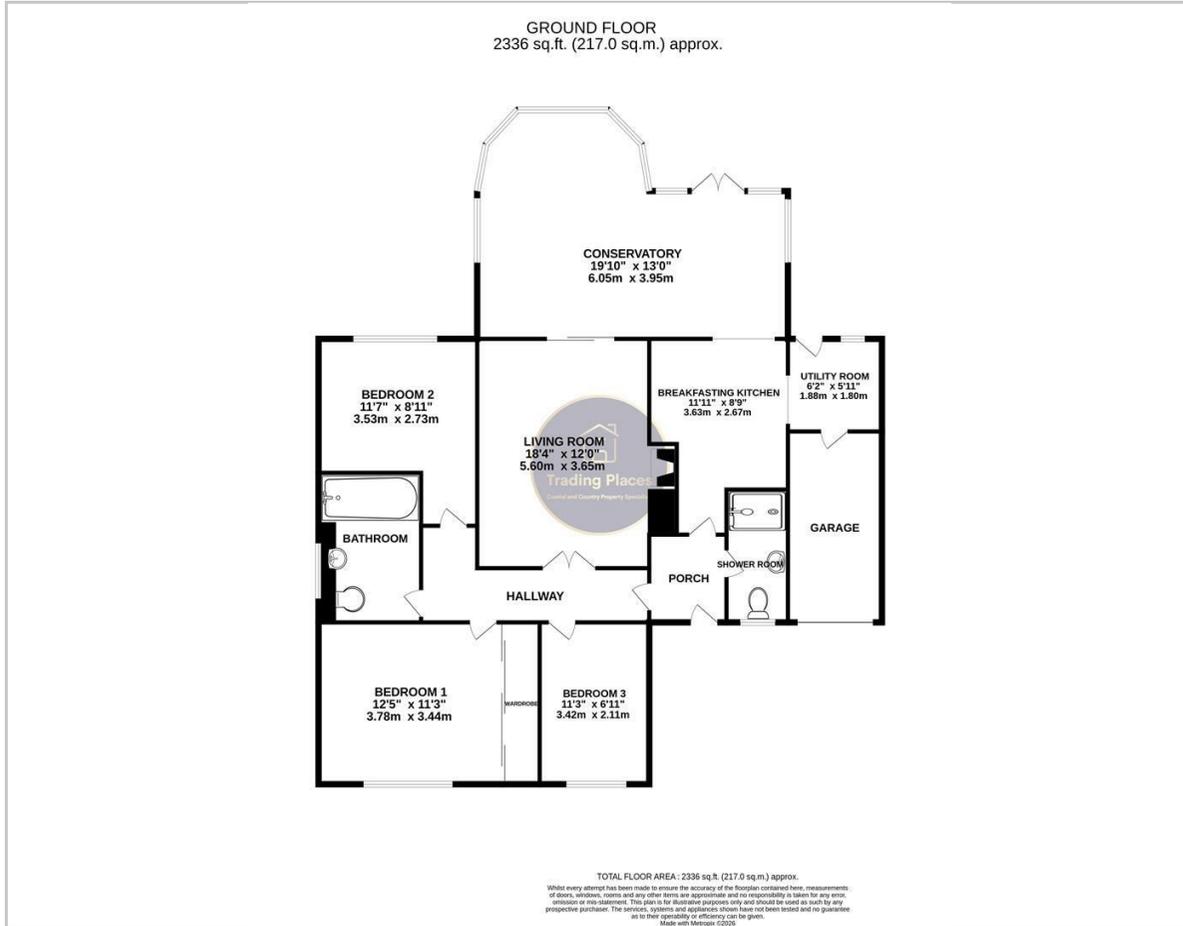
A stylishly fitted family bathroom with contemporary tiled walls and flooring, comprising a bath with mixer taps and overhead rainfall shower with handheld attachment, vanity unit with inset sink, and WC. Features include an opaque side window, recessed lighting, and a ladder radiator.

External

Externally, to the front of the property is a drive providing parking for several cars and access to the garage with electric roller door. To the rear is a private garden is secure and secluded, with a well-maintained lawn, mature shrubbery, and two patio areas - perfect for outdoor dining.



Floor Plan

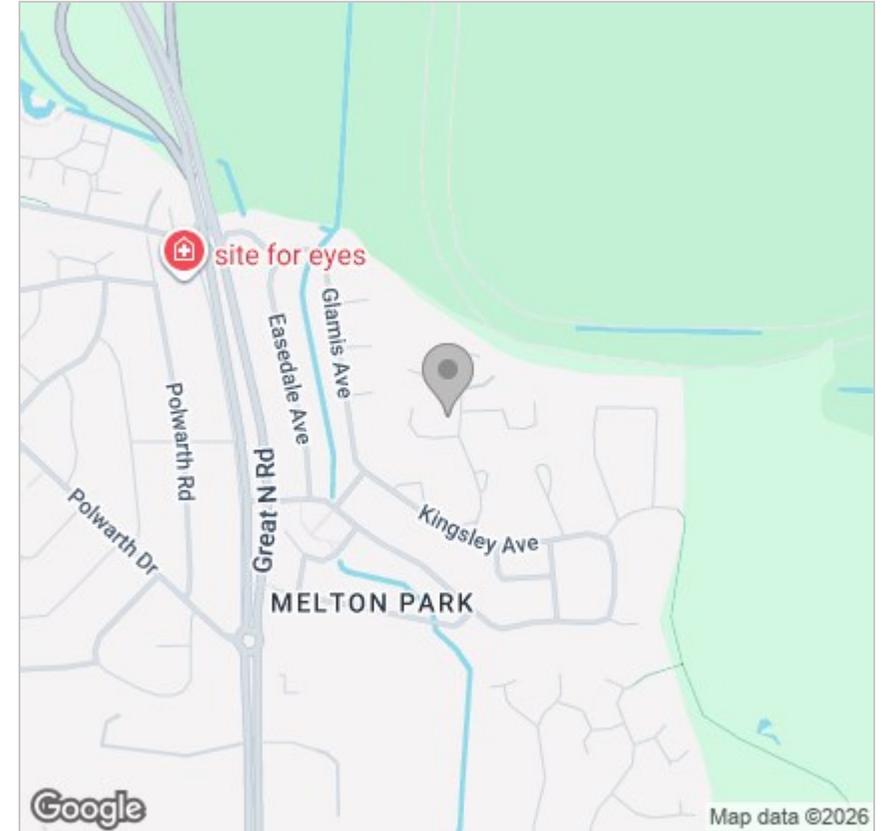


Viewing

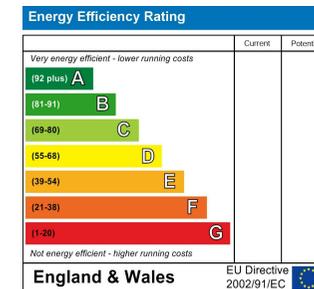
Please contact our Trading Places Office on 0191 251 1189 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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