

# BRUNTON

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## RESIDENTIAL



**OSPREY WALK, GREAT PARK, NE13**

**Offers Over £240,000**



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Well-Presented Three-Bedroom Semi-Detached Home Positioned on a Generous Corner Plot in Great Park. Offering a Driveway, Garage, and Spacious Accommodation Over Three Floors.

The property provides flexible and well-proportioned living space across all levels, ideal for modern family life. With three bedrooms, ample storage, and versatile layout options, it is suited to a range of buyers.

Located in the popular Great Park area, the home is within easy reach of local schools, amenities, and offers convenient access to Gosforth High Street and Newcastle City Centre.



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Accommodation briefly comprises: Entrance hallway with access to a well-equipped kitchen with French doors leading to the rear gardens, a second reception room could be used as an office space or a snug, next to this you will find a convenient WC. The modern kitchen has a range of wall and floor units and coordinated work surfaces with some fitted appliances.

The first floor landing offers access to a full width inviting lounge featuring French doors to a Juliette balcony and also a fantastic master bedroom with stylish en suite shower room. Finally the top floor offers two well sized double bedrooms along with a fully tiled family bathroom.

Externally, there is a lawned town garden to the front with pathway access to the property while to the rear there is a private garden consisting of a range of lawned and paved areas with walled & fenced boundaries and gated access to the rear. There is a driveway which offers off street parking and access to the detached garage.





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TENURE : Freehold

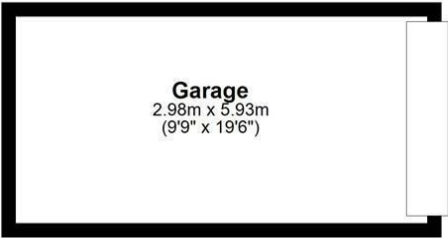
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : D

EPC RATING : C

### Ground Floor

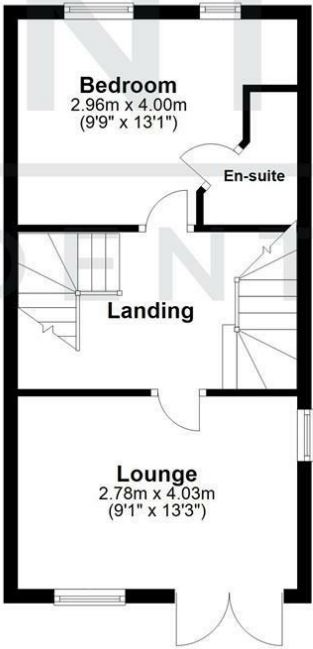
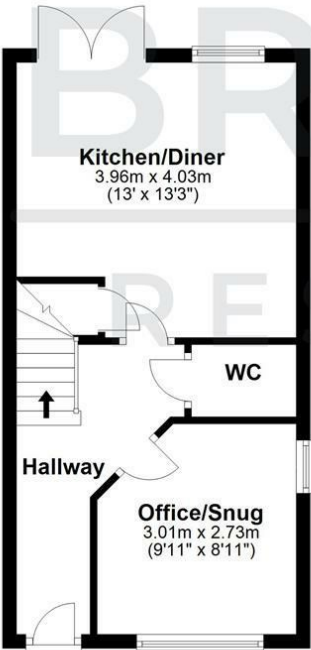
Approx. 50.8 sq. metres (547.3 sq. feet)



D

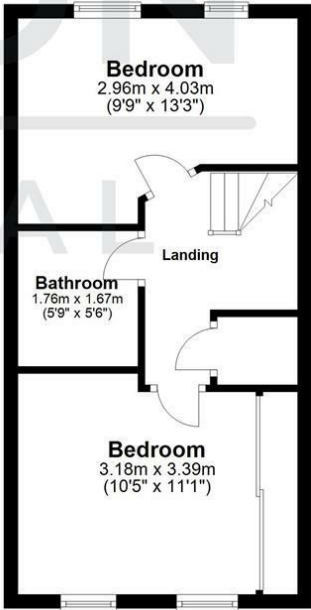
### First Floor

Approx. 33.0 sq. metres (355.7 sq. feet)



### Second Floor

Approx. 33.0 sq. metres (355.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	78	
(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		