

BRUNTON

RESIDENTIAL



PRIMROSE LANE, GREAT PARK, NE13

Offers Over £260,000

BRUNTON

RESIDENTIAL





BRUNTON

RESIDENTIAL





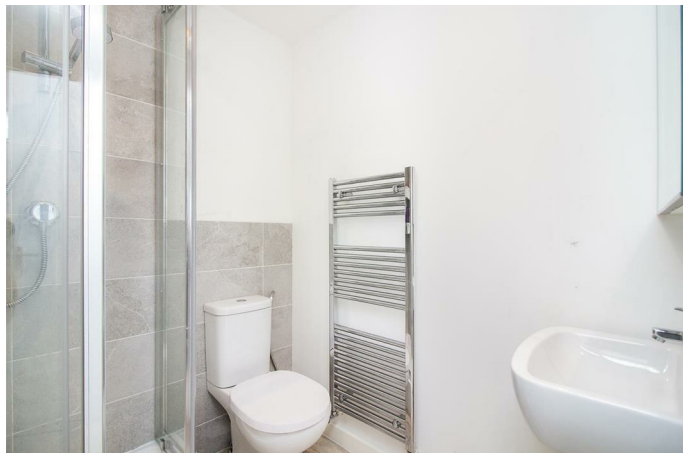
Modern three-bedroom semi-detached Persimmon 'Ullswater Corner', positioned on a desirable corner plot on Primrose Lane in Great Park. Arranged over three floors, the property is presented to an exceptional standard throughout, with upgrades and high-quality finishes evident in every room.

The ground floor features a versatile snug/home office and a spacious kitchen/dining room. To the first floor, there is a well-proportioned lounge and the largest of the three bedrooms, while the second floor provides two further good-sized bedrooms, one with an en suite shower room, together with a family bathroom. Externally, the property benefits from an enclosed west-facing rear garden and off-street parking.

Situated in Great Park, the property enjoys close proximity to local shops, schools, and everyday amenities, as well as excellent transport links into Newcastle city center. The area is also well served by nearby leisure facilities and green spaces, making it a highly desirable location for families and professionals alike.

BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

The internal accommodation comprises: A welcoming hallway with stairs leading up to the first-floor landing. To the left is a versatile snug or home office, while to the right there is a convenient ground-floor WC and a spacious kitchen/dining room spanning the full width of the property. The kitchen/dining space features French doors opening onto a west-facing garden, which enjoys complete privacy and is not overlooked.

On the first floor, one side of the landing hosts a well-proportioned lounge, while the opposite side accommodates the largest of the three bedrooms.

The second floor provides two further bedrooms, one of which benefits from an en suite shower room, alongside a fully tiled family bathroom with a shower over the bath.

The property has been maintained and upgraded to an exceptional standard, with bespoke fitted storage and premium finishes throughout and is ideally situated opposite a bus stop and within walking distance of two excellent schools, making it perfect for growing families. Enjoy the convenience of easy transportation and access to quality education right at your doorstep

Externally, the west-facing garden is a key feature, offering excellent outdoor space and complete seclusion. In addition, the property benefits from two allocated parking bays located directly to the front for added convenience.



BRUNTON

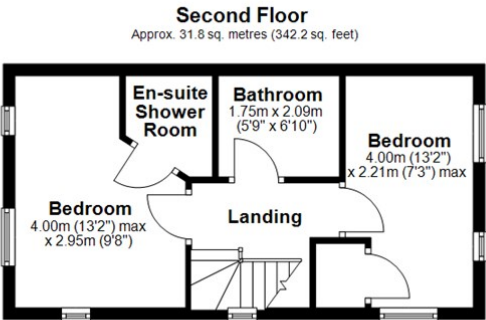
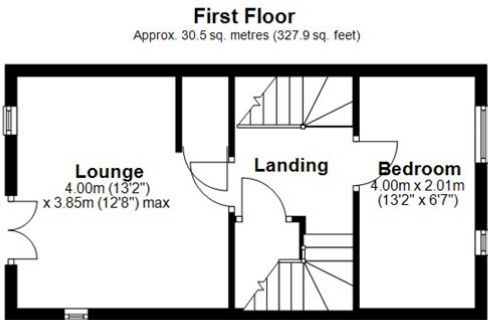
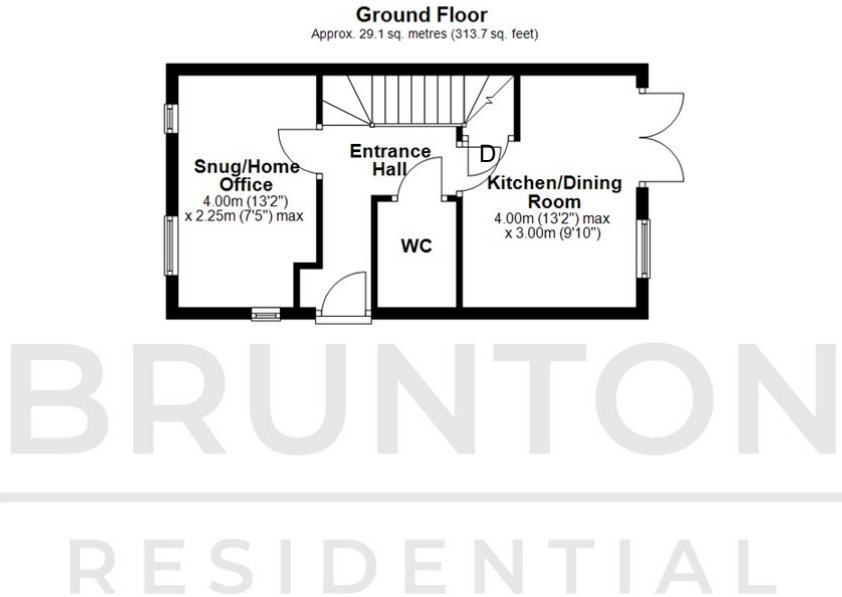
RESIDENTIAL

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		95
(81-91) B	85	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	