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Polwarth Drive

Brunton Park, NE3 5NJ

SOUGHT AFTER LOCATION - EXTENDED FAMILY HOME - FANTASTICALLY PRESENTED

Brunton Residential are delighted to offer this superb, four-bedroom semi-detached home located on Polwarth Drive in the ever popular Brunton Park, close to local amenities in central Gosforth. This home has been extended at the rear to create a wonderful open-plan kitchen/diner overlooking the south-facing garden.

Offers Over £450,000

45 Polwarth Drive

Brunton Park, NE3 5NJ



Accommodation briefly comprises; entrance hallway with access to downstairs WC. To the front of the property is a bright lounge with bay window whilst to the rear is a wonderful extended kitchen/diner which is the real heart of this home. The kitchen is well appointed with a range of wall and floor units and central island with coordinated work surfaces and some fitted appliances. There is ample room for formal and informal dining as well as additional living space to cater for the whole family. There are bi-fold doors leading to the south-facing garden. The kitchen leads to a utility area and shower room with door to the integral garage. To the first floor are three well-sized double bedrooms with space for furniture whilst the fourth bedroom would make an excellent home office or nursery. The first floor benefits from a family bathroom as well as a shower room. From the first floor landing there are stairs leading to a converted loft space.

Externally, to the front of the property is a block paved driveway providing off-street parking for two vehicles as well as providing access to the garage. To the rear is a south-facing garden laid to lawn with large patio area and fenced boundaries.

ON THE GROUND FLOOR

Hallway

Lounge

14'7" x 13'0" (4.44m x 3.97m)

Open Plan Kitchen/Diner

23'9" x 28'5" (7.25m x 8.65m)

Utility

9'3" x 5'3" (2.81m x 1.60m)

Shower Room

Garage

Landing

Bedroom

11'7" x 11'1" (3.53m x 3.38m)

Bedroom

11'10" x 11'1" (3.60m x 3.38m)

Bedroom

8'5" x 8'4" (2.56m x 2.54m)

Bedroom

13'10" x 8'4" (4.21m x 2.53m)

Shower Room

Bathroom

8'9" x 8'3" (2.69m x 2.54m)

ON THE SECOND FLOOR

Loft Room

12'8" x 19'7" (3.86m x 5.96m)

Disclaimer

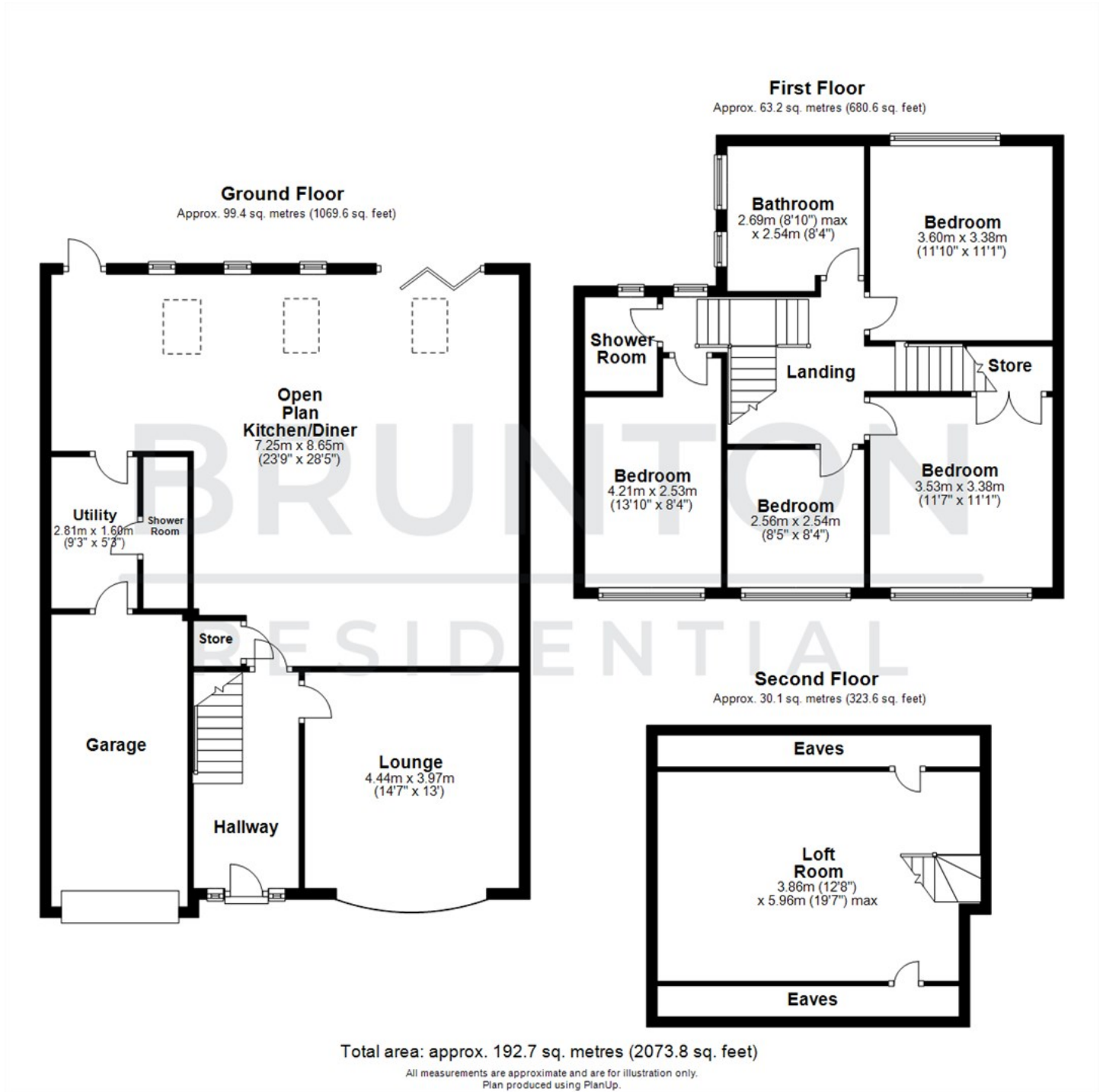
ON THE FIRST FLOOR



- SOUGHT AFTER LOCATION
- SOUTH-FACING GARDEN
- GARAGE & DRIVEWAY
- EXTENDED FAMILY HOME
- FOUR BEDROOMS
- FANTASTICALLY PRESENTED
- SEMI-DETACHED



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	