

BRUNTON

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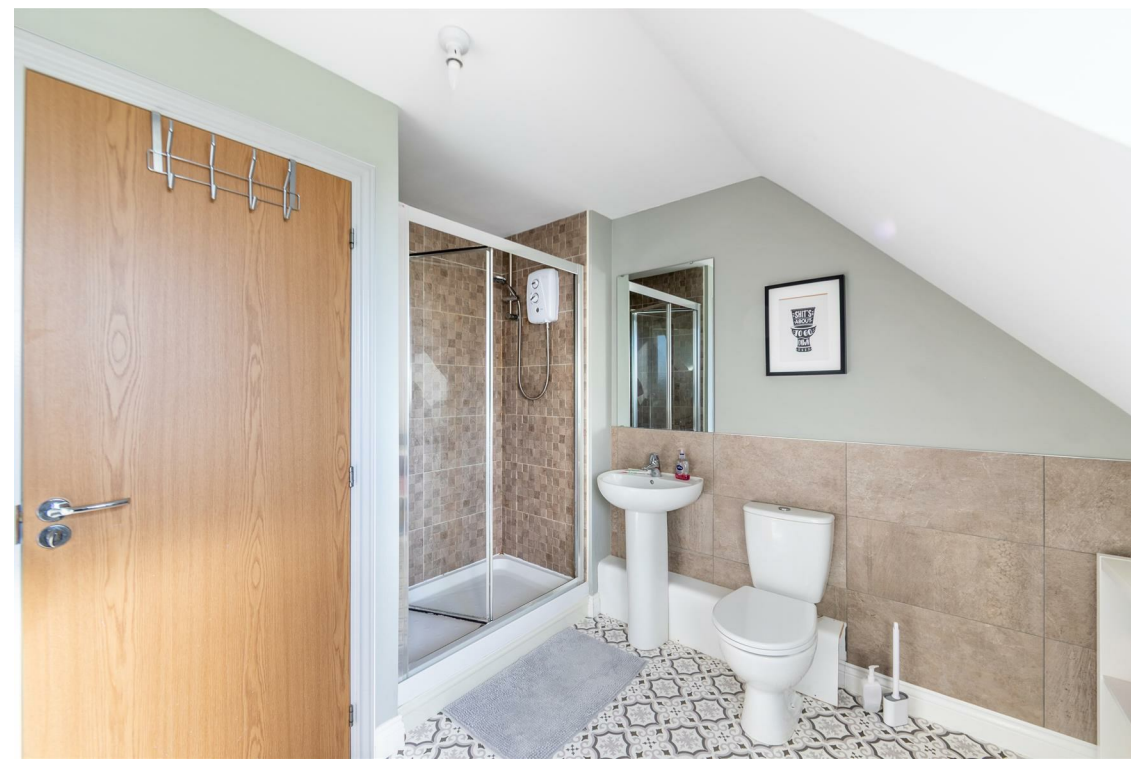
SHOTTON VIEW, GREAT PARK, NE13

Offers Over £250,000

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A well-presented townhouse situated on Shotton View, within Great Park, Newcastle upon Tyne, featuring three well-proportioned bedrooms, with the principal benefiting from an en-suite shower room and fitted wardrobes, and another benefiting from built-in wardrobes. Additionally, the property offers a detached garage and a long driveway, providing off-street parking for multiple vehicles.

Located in the sought-after Great Park area, this home enjoys easy access to a variety of local amenities, including shops, parks, and schools. Excellent transport links ensure convenient connections to Newcastle city centre and surrounding areas.

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Upon entering, you are welcomed into an entrance hall with stairs leading to the first-floor landing. To the right, at the front of the property, is a well-equipped kitchen featuring a front aspect window, a range of floor and wall units, integrated appliances, and ample space for a dining table, complemented by wood-effect flooring. From here, there is access to a ground-floor WC and a good-sized lounge at the rear, which has double doors opening to the garden.

Upstairs, on the first floor, there are two well-proportioned bedrooms, one benefiting from built-in wardrobes, along with a family bathroom fitted with a bath, overhead shower, wash basin, and WC. The landing also features dual aspect windows, allowing for plenty of natural light.

The second floor is fully dedicated to the master bedroom, which includes Velux windows, a storage cupboard, fitted wardrobes, and an en-suite shower room.

Externally, the property offers a driveway leading to a garage for off-street parking and a low-maintenance front garden. To the rear, there is a garden featuring a decking area, planted borders, a lawned area, and a paved seating space, all enclosed by fencing.



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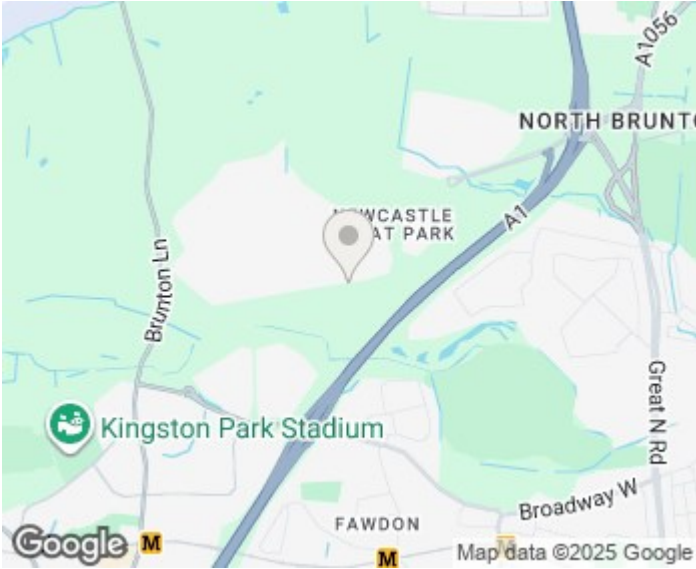
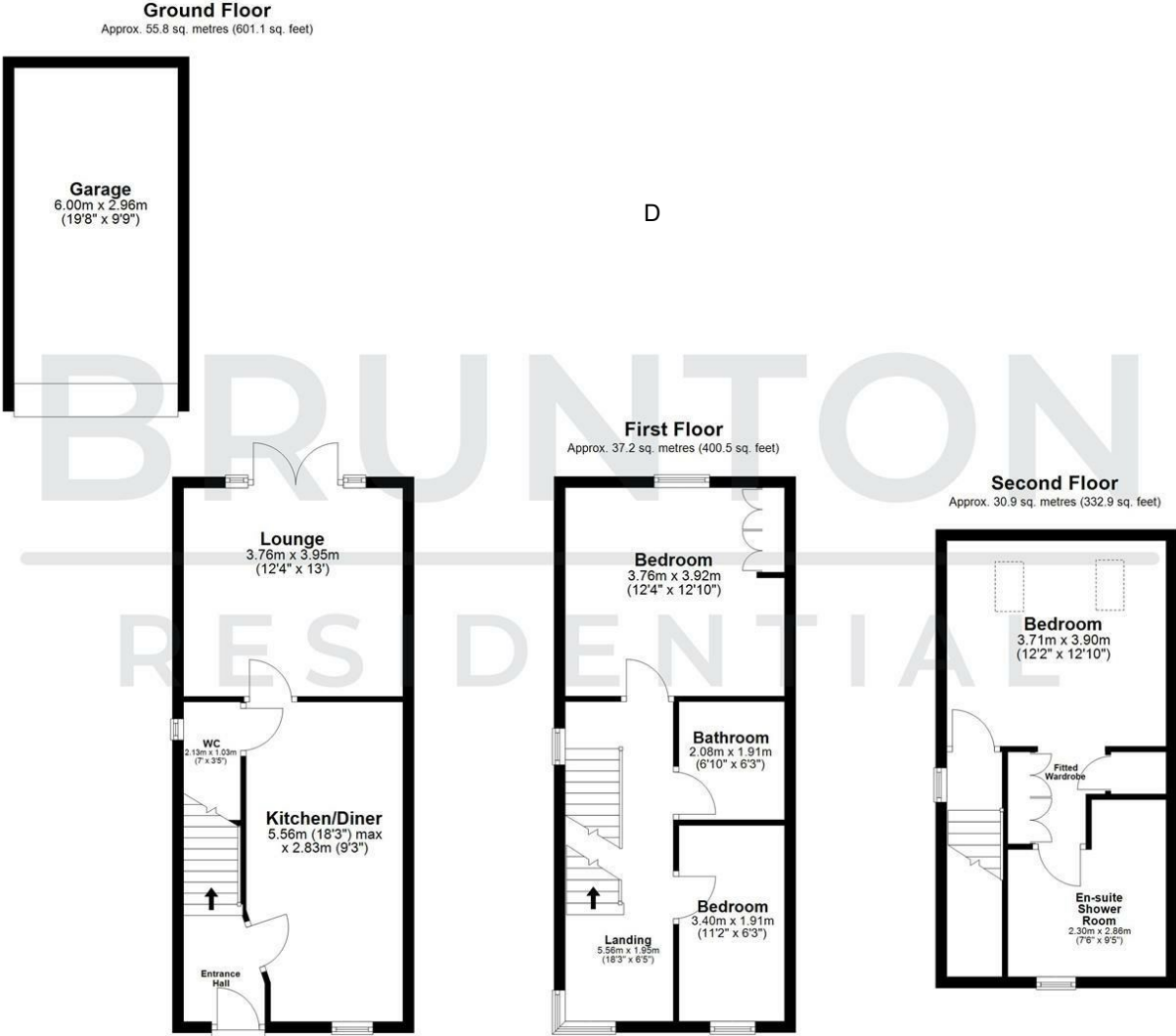
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : D

EPC RATING : B



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		95	(92 plus) A		
(81-91) B	85		(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	