



## THREE BEDROOMS - SEMI-DETACHED HOME - SOUGHT-AFTER LOCATION

Brunton Residential are pleased to offer this immaculately presented 'Kirkley' by Persimmon, a three-bedroom semi-detached home, located in the desirable Willowbay Drive area of Great Park.

The property features three good-sized bedrooms, with the principal benefiting from an en-suite. Additional highlights include a double driveway, an attached garage, and a well-maintained rear garden.

Situated in a sought-after residential area, the home offers convenient access to local shops, parks, and well-regarded schools, along with excellent transport links to Newcastle city centre and surrounding areas.









## BRUNTON

Upon entering, you're welcomed into an entrance vestibule which leads into a front-aspect lounge to which the current owner has added a convenient storage cupboard with sliding doors. The lounge provides further access to an inner hallway, where you'll find stairs to the first floor, access to the integral garage, and a ground-floor WC.

To the rear of the property is a kitchen/diner with French doors opening out to the garden and ample space for a dining table. The kitchen is well-equipped with a range of wall and floor units, integrated appliances including an oven, hob, and extractor fan, wood worktop surfaces, and a rear-facing window overlooking the garden.

Upstairs, the landing gives access to three bedrooms. The principal bedroom benefits from an en-suite shower room and French doors opening onto the balcony which overlooks the front of the property. The remaining bedrooms are served by the family bathroom, fitted with a bath, washbasin, and WC. There is also a useful storage unit on the landing.

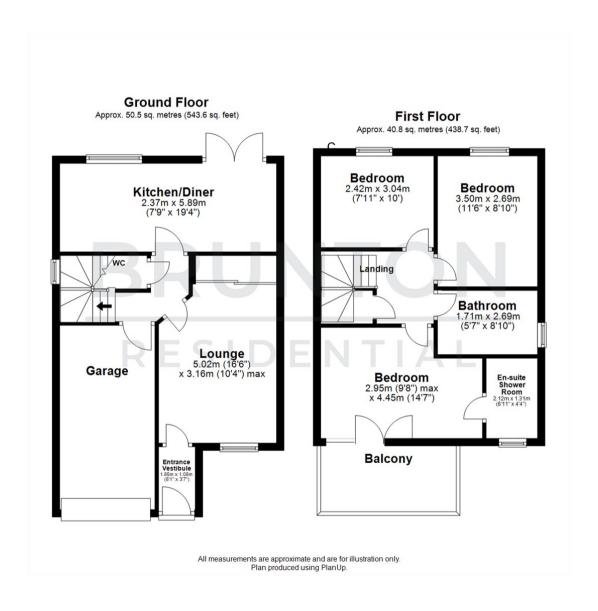
Externally, to the front, the property offers a driveway providing off-street parking for up to two vehicles, with access to the integral garage. To the rear is a well-maintained West facing garden, mainly laid to lawn, with a paved patio seating area and fenced boundaries.





## **BRUNTON**

## RESIDENTIAL



TENURE: Freehold

LOCAL AUTHORITY: Newcastle CC

COUNCIL TAX BAND: C

EPC RATING: B



