

**BRUNTON**  
RESIDENTIAL



**WILLOWBAY DRIVE, GREAT PARK, NE13**

Offers Over £240,000

**BRUNTON**  
RESIDENTIAL





**BRUNTON**  
RESIDENTIAL





**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

---

## RESIDENTIAL



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

---

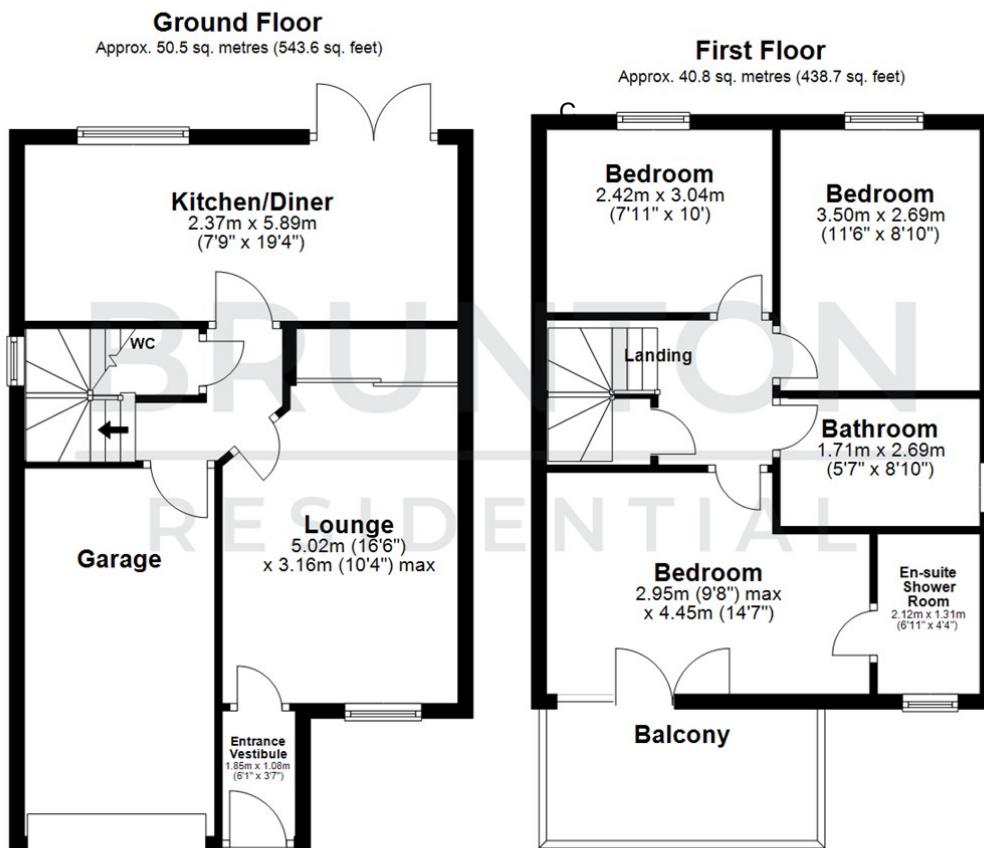
## RESIDENTIAL

TENURE : Freehold

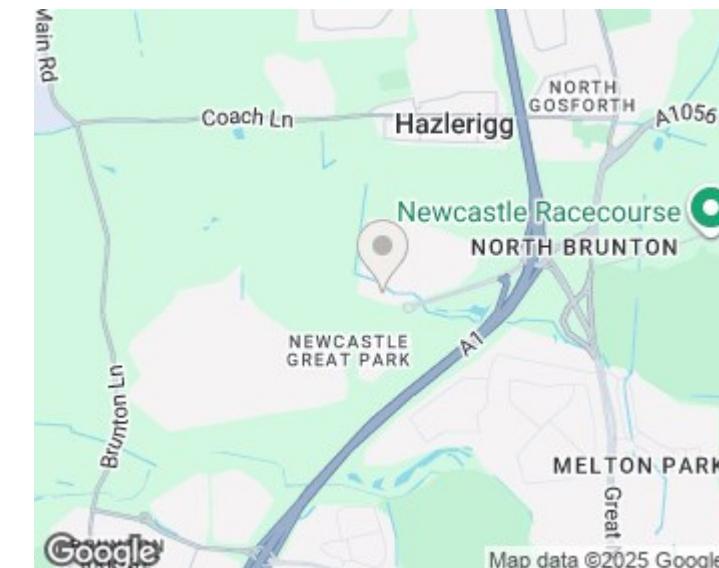
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : B



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	94	
(81-91) B	82	
(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 <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		