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SWALLOWTAIL PLACE, GREAT PARK NE13

Offers Over £375,000

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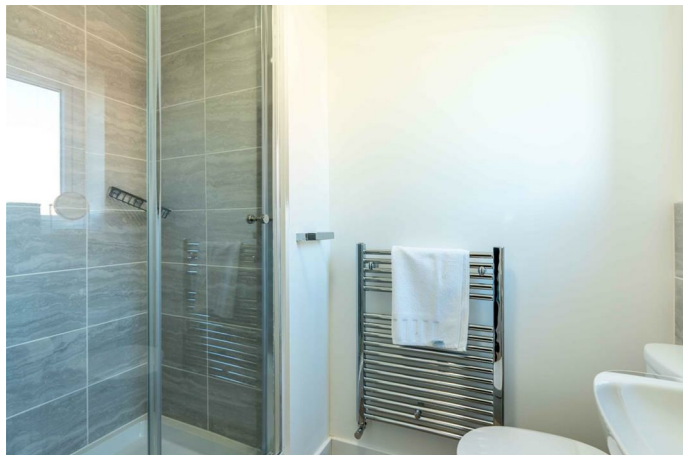
Brunton Residential are delighted to present this spacious four-bedroom detached house, situated in the desirable area of Swallowtail Place, Great Park.

The property features four good-sized bedrooms, with the principal benefiting from an en-suite shower room and another room enjoying a Juliet balcony. The home also offers a spacious open-plan kitchen/diner with French doors opening onto the rear garden, a utility room, a convenient WC, and a driveway with a detached garage providing off-street parking.

Located in the sought-after Great Park area, this home benefits from excellent access to local amenities, well-regarded schools, green spaces, and transport links to Newcastle city centre and beyond.

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Upon entering the property, you are welcomed into an entrance hall with stairs leading to the first floor landing. To the right, there is a front aspect lounge, while to the left is a versatile room, also enjoying a front aspect, ideal for use as a study, playroom or an additional bedroom.

To the rear of the property, you'll find an open plan kitchen/diner, well-equipped with a range of floor and wall units, granite worktop surfaces, and integrated appliances. A window overlooks the rear garden, and French doors provide access to the outdoor space. From the kitchen, there is access into a utility room offering additional granite counter space, room for appliances, and a door leading outside. A ground floor WC is also accessed from the utility area.

Upstairs, the first floor offers four well-appointed bedrooms. The principal bedroom benefits from an en-suite shower room, while another bedroom features a Juliet balcony. The family bathroom is fitted with a bath with overhead shower, washbasin, and WC. This floor also includes two built-in storage cupboards.

Externally, the front of the property features a long driveway leading to a detached garage, providing ample off-street parking. To the rear, there is a good-sized garden, mainly laid to lawn, enclosed by fencing, and complemented by a paved seating area.

Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.



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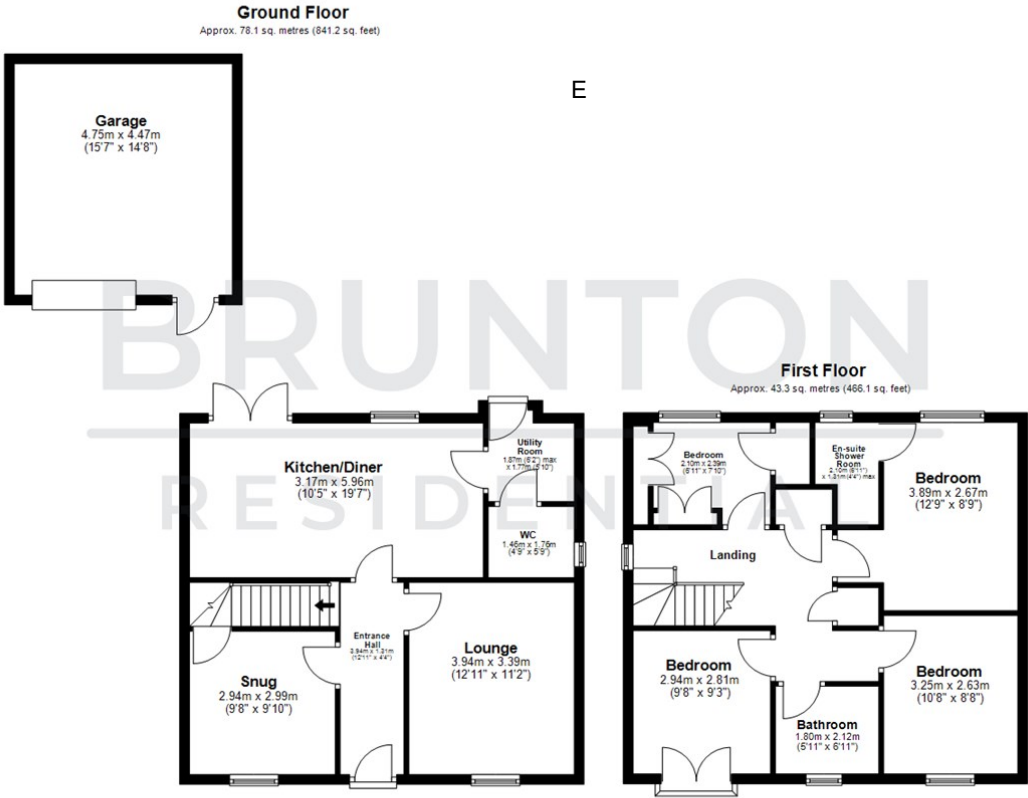
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : E

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		94	(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	