

BRUNTON

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BRAMBLE WAY, GREAT PARK, NE13

Offers Over £260,000

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

Brunton Residential are delighted to offer this well-presented three-bedroom 'Braxton' by Taylor Wimpey, a semi-detached home on Bramble Way, located within the popular Brunton Rise Development within Newcastle Great Park.

The property offers three well-proportioned bedrooms, with the principal bedroom benefiting from an en suite shower room. Additional features include a spacious lounge, a utility/WC, and an open-plan kitchen/diner. Externally, the home enjoys a well-maintained garden, ideal for outdoor enjoyment while internally there are blinds fitted to every window for added privacy.

Situated in Great Park, the property provides easy access to local amenities, reputable schools, and excellent transport links to Newcastle city centre.

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Upon entering the property, you are welcomed into a spacious entrance hall featuring parquet herringbone flooring which continues throughout the ground floor. To the left is a useful storage unit, with stairs leading to the first floor landing.

To the front of the property is a generous lounge with a front aspect window overlooking the communal green, while to the rear lies the kitchen/diner. This space includes an understairs storage cupboard, access to a ground floor WC/utility room, and ample space for a dining table. The kitchen is well equipped with a range of wall and floor units, integrated appliances including hob, oven, fridge freezer, dishwasher and washing machine and a window overlooking the rear garden. French doors from the dining area provide direct access to the garden.

On the first floor, the landing leads to two well-proportioned bedrooms, one of which benefits from a built-in storage unit. These rooms are served by a family bathroom, fitted with a bath, overhead shower, wash basin and WC.

Stairs continue to the second floor, where there is a spacious principal bedroom featuring fitted wardrobes and an en suite shower room with Velux windows.

Externally, the property enjoys a well-maintained, enclosed rear garden, with shed, laid to lawn with a paved patio seating area and a raised decked section at the rear—ideal for outdoor enjoyment. To the front, a charming town garden offers further kerb appeal. There is also a double length drive offering off street parking for multiple vehicles.



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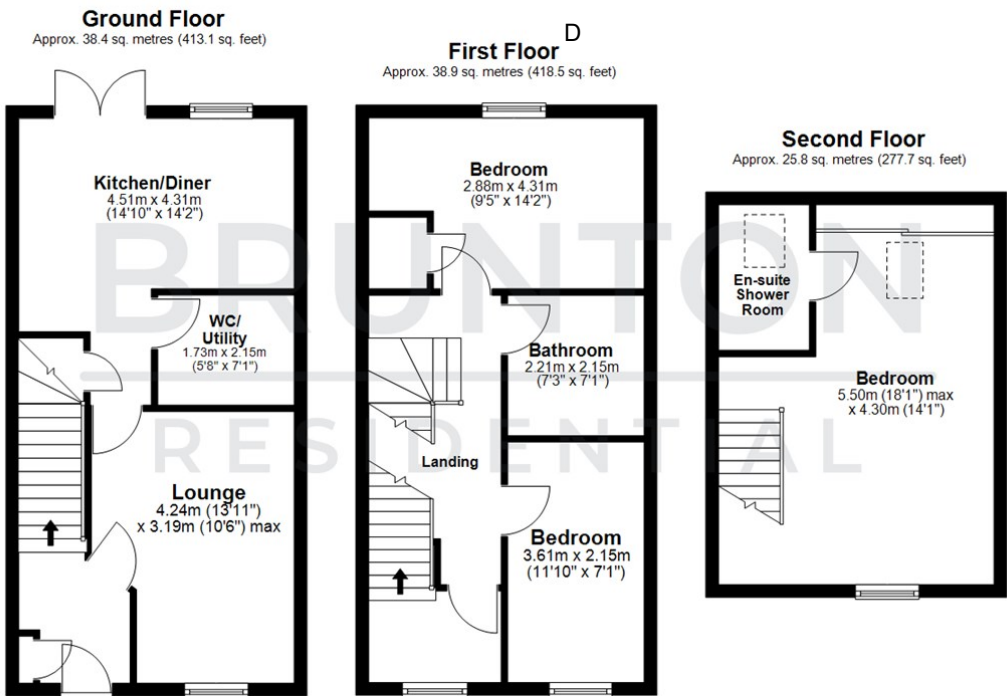
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : D

EPC RATING : B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	85	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	