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ROSEDEN WAY, GREAT PARK, NE13

Offers Over £375,000

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FOUR BEDROOMS – DETACHED HOME – SOUTH FACING REAR GARDEN

Brunton Residential are delighted to offer this spacious four-bedroom detached home on Roseden Way within Great Park.

The property features a large open-plan kitchen, lounge and dining area, a utility room, WC, and four well-proportioned bedrooms, with the principal benefiting from an en suite shower room. Further highlights include a landscaped rear garden and off-street parking to the front with garage access.

Situated in the sought-after Great Park development, the home is close to local amenities, good schools, and scenic walks.

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Upon entering the property, you're welcomed into an entrance hallway with wood effect flooring and stairs leading to the first floor landing. To the left is a reception room currently used as a dining room, featuring a front aspect window that allows plenty of natural light.

At the end of the hallway, you step into a spacious open-plan kitchen, dining, and living area, with front aspect windows and French doors opening onto the rear garden. The kitchen is well-equipped with a range of modern wall and floor units with coordinated work surfaces, integrated appliances include an oven, hob, and extractor fan while a window overlooks the rear garden. There is also space for additional appliances.

From the kitchen, you have access into a convenient utility room offering further storage, granite worktops, a sink, space for more appliances, an external door leading outside, and a door into the ground floor WC.

Upstairs on the first floor are four well-proportioned bedrooms. The principal bedroom benefits from sliding door fitted wardrobes and a fully tiled en suite shower room. Another bedroom also includes fitted wardrobes. The remaining bedrooms are serviced by a modern, fully tiled shower room featuring a walk-in shower, washbasin, and WC. A further storage unit is located on the landing.

Externally, the front of the property provides off-street parking, while the rear features a mature garden with trees, shrubs, and plants. There is also a paved patio seating space, all enclosed by fenced & walled boundaries.

The property benefits from owned Solar panels reduce energy bills while producing a small income when energy use is low - £750 in payments from energy transferred to the grid in 2024.



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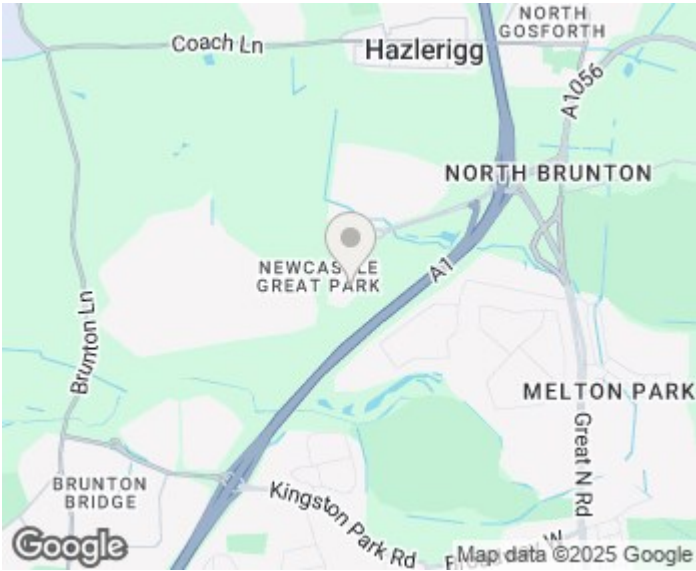
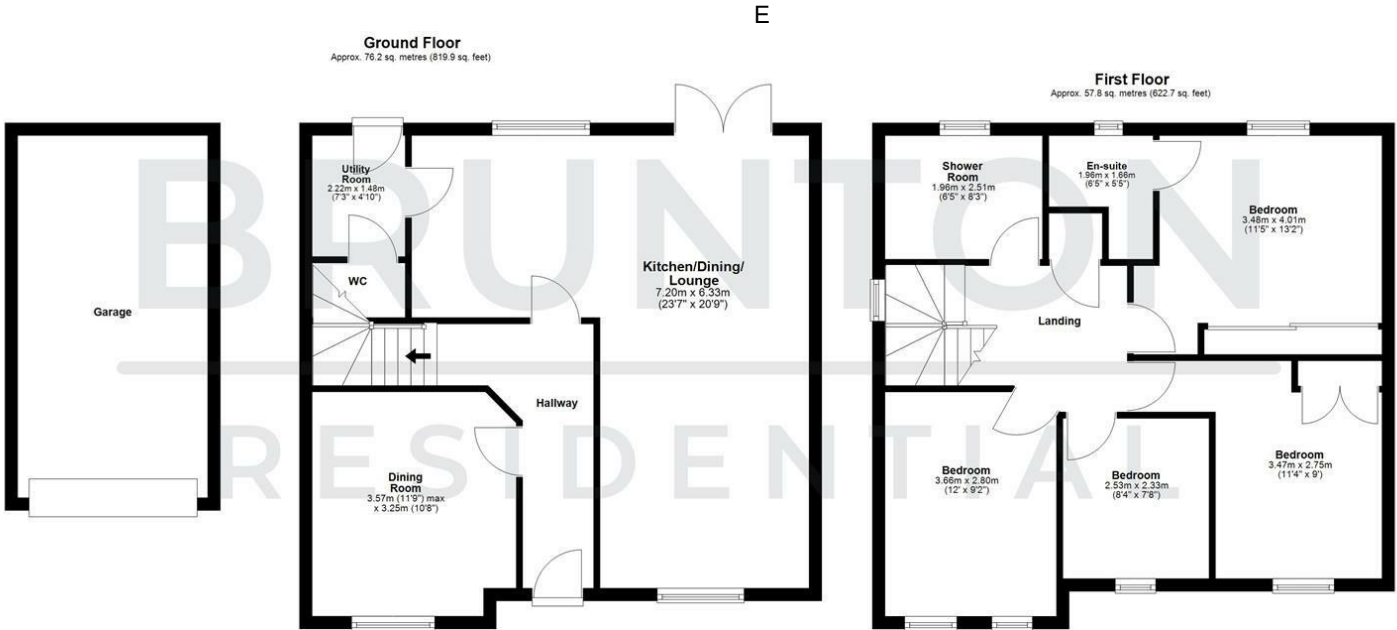
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : E

EPC RATING :



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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		