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SWALLOWTAIL PLACE, GREAT PARK, NE13

Offers Over £255,000

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

Brunton Residential are pleased to offer this immaculately presented 'Rufford' by Persimmon, a three-bedroom semi-detached home, located in the desirable Swallowtail Place 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.

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Upon entering, you're welcomed into an entrance vestibule which leads into a front-aspect lounge, featuring wood-effect flooring that flows throughout the ground floor. 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 a West facing balcony which overlooks the front of the property. The remaining bedrooms are served by a fully tiled family bathroom, fitted with a bath, overhead shower, 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 garden, mainly laid to lawn, with a paved patio seating area and fenced boundaries.



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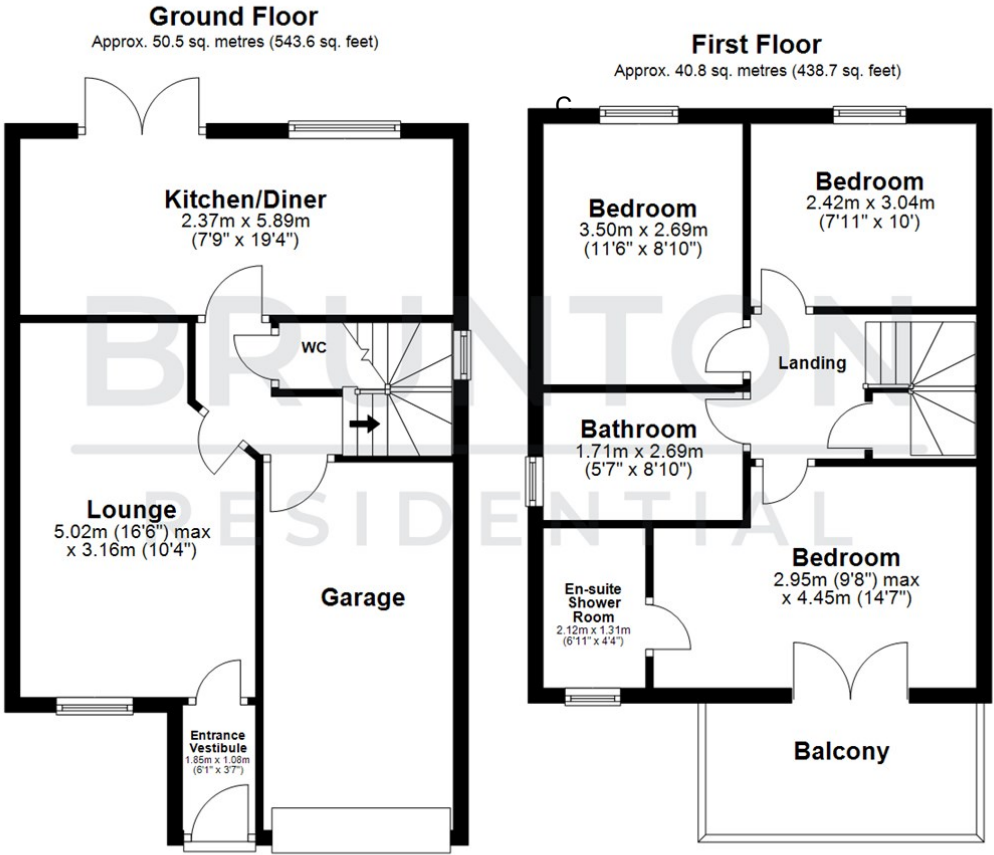
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : B



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.

