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BRACKENPETH MEWS, GREAT PARK, NE3

Offers Over £475,000

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Delightful Four-Bedroom Detached Bungalow on Brackenpeth Mews, Great Park

This superb detached bungalow has been thoughtfully extended to the rear and adapted for disabled living, creating a spacious and versatile home. Offering flexible accommodation across a single level, the property is well suited to a variety of needs. The layout includes a generous lounge, a spacious kitchen and dining room with a breakfast nook, a useful utility, and four bedrooms. Two of the bedrooms enjoy en-suite facilities, with a family bathroom serving the remainder. Externally, the property benefits from lovely enclosed gardens and a double garage.

Situated in the sought-after Great Park development, the property enjoys excellent local amenities, nearby schools, and convenient transport links into Newcastle city centre and beyond.

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The internal accommodation comprises: an entrance hall with storage cupboards to the left. Further down the hall to the right is a generous lounge featuring a front-aspect window. To the end of the hallway is a spacious kitchen and dining room, well equipped with integral appliances and a range of floor and wall units providing excellent storage and work surface space. A breakfast nook adds further functionality, while the kitchen also leads into a useful utility room.

To the left and rear of the property are two well-proportioned bedrooms, both with access to the rear garden. The bedroom to the left further benefits from a large en-suite bathroom. A family bathroom with a bath, washbasin, and WC is positioned further along the hallway. To the end of the hall are two additional bedrooms, with the front-facing bedroom enjoying an en-suite shower room. An additional storage cupboard is also located at the end of the hallway.

Externally, the property is double-fronted and set behind a front garden bordered with hedging, with a pathway leading to the front door. To the rear is a lovely enclosed garden, part paved and part lawn, complemented by mature shrubs and trees. The garden also offers a gravel seating area and a useful garden shed.



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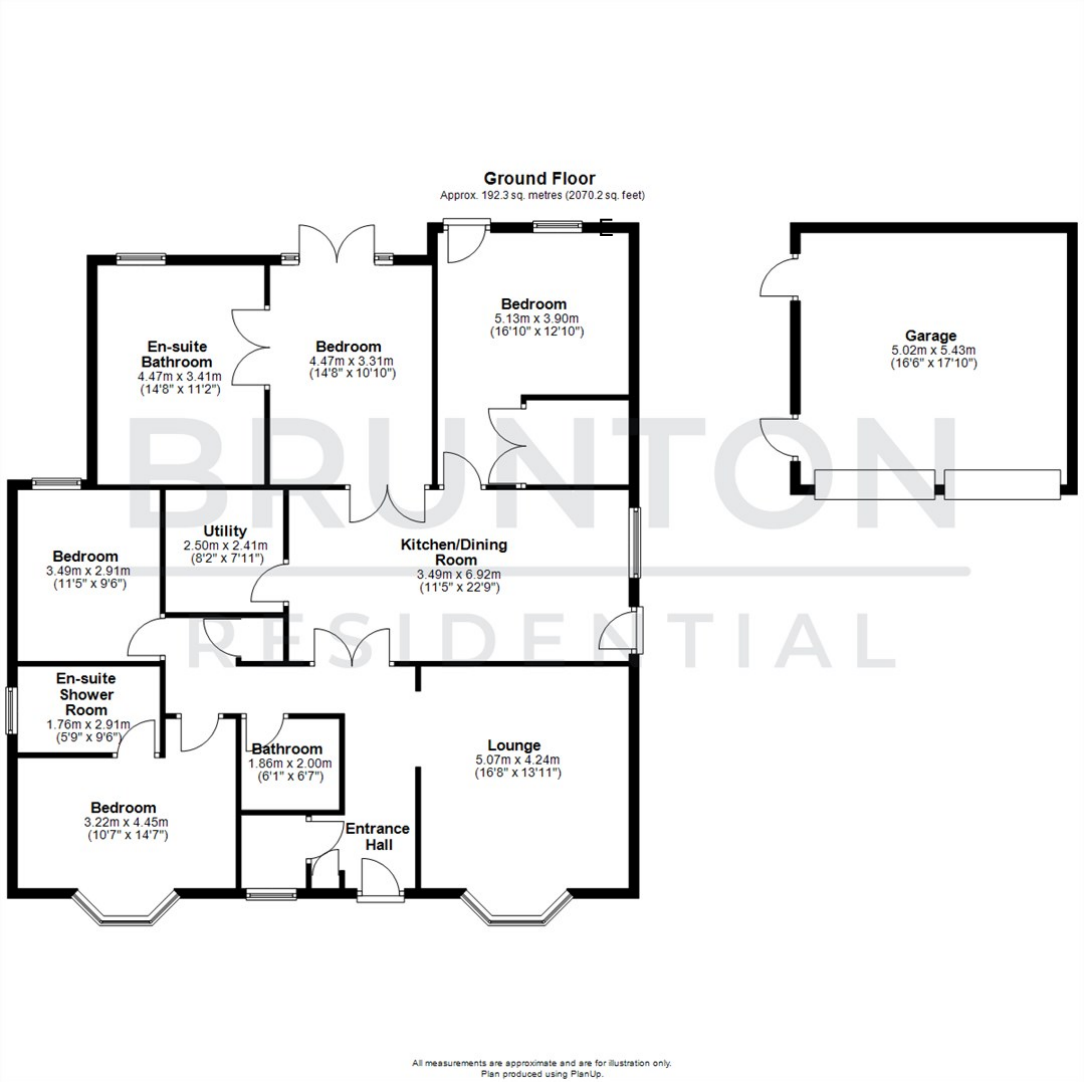
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : E

EPC RATING : C



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		
(02 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	