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MURTON STREET, GREAT PARK, NE13

Offers Over £425,000

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Modern Detached Family Home Situated on Murton Street within Greenside, which forms part of the wider Great Park development.

This delightful detached home is thoughtfully laid out over three floors. The ground floor features a large reception room, a modern kitchen/dining room, and an extended family room. The first floor includes a generous bedroom benefiting from its own en-suite and a good-sized lounge, while the upper floor hosts the remaining three bedrooms, a family bathroom, and a further en-suite. Externally, the property offers a private garage, off-street parking and an enclosed rear garden.

This great family home is well located within Newcastle's Great Park. It is placed close to a wide range of local shops, amenities and schools while also benefiting from excellent transport links. The nearby Tyne & Wear Metro services and local bus routes make commuting or access to Newcastle city centre fast and is straightforward. The property is also excellently placed for access to major road networks, including the A1, making travel throughout the region extremely convenient.

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The internal accommodation comprises: An entrance hall with stairs leading to the first-floor landing, an under-stairs storage unit, and a convenient WC. To the front of the property is a spacious reception room with a front-aspect window. Towards the rear of the hallway, a door leads into a large kitchen/dining room. The kitchen is modern and well-equipped with integral appliances, wall and base units providing ample storage and work surface space. This space opens into a lovely family room featuring dual-aspect windows and two sets of French doors leading out to the rear garden.

The first-floor landing gives access to a generous bedroom to the front, benefiting from an en-suite shower room, and a spacious lounge to the rear with French doors opening onto a Juliet balcony.

The second-floor landing leads to three further well-proportioned bedrooms. The front bedroom benefits from an en-suite shower room, while a family bathroom comprising a bath, WC and washbasin serves the remaining two bedrooms. From the second floor landing there is access via an integrated ladder to a high, spacious loft space, partially boarded with generous room for storage.

Externally, the property has a well-maintained front garden with a pathway leading to the entrance. To the right, a secure driveway provides access to a garage. The home further benefits from an enclosed south-facing rear garden which has been recently landscaped, partially laid with artificial turf and granite chippings.

Well presented throughout, early viewing are deemed essential.



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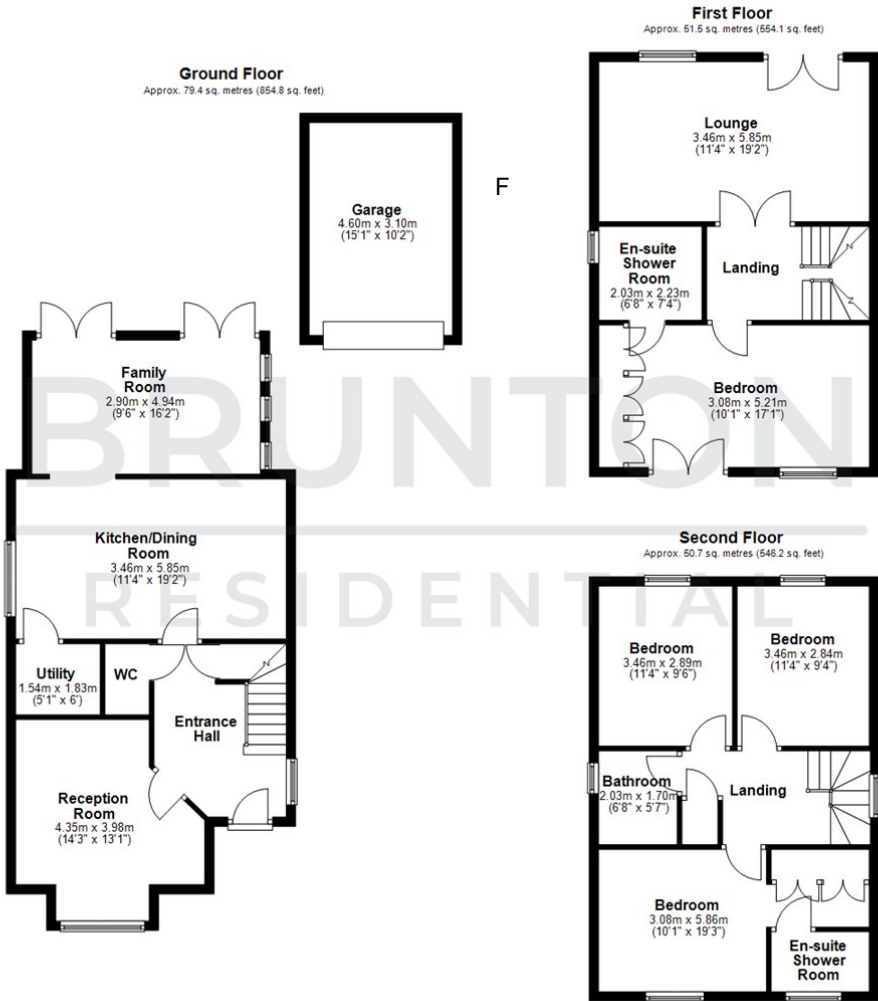
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : F

EPC RATING : B



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



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	