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ELEMORE CLOSE, GREAT PARK, NE13

Offers Over £260,000

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Three-Bedroom End-Terrace Townhouse with Garage, Driveway, and Enclosed Rear Garden in Great Park, Newcastle Upon Tyne.

Beautifully presented and set over three floors, this modern townhouse offers a well-appointed kitchen/dining room with integrated appliances, a spacious first-floor lounge, three generously sized bedrooms including a principal with en suite, a family bathroom, and a ground-floor cloakroom/WC. Additional features include double glazing, gas central heating, and an enclosed lawned rear garden. The property further benefits from an open-plan front garden, block-paved driveway, and integral garage.

Located in the sought-after Brunton Village area of Great Park, the home is within easy reach of Great Park Town Centre, Brunton First School, and Havannah First School, as well as excellent road links to Newcastle city centre and surrounding areas.

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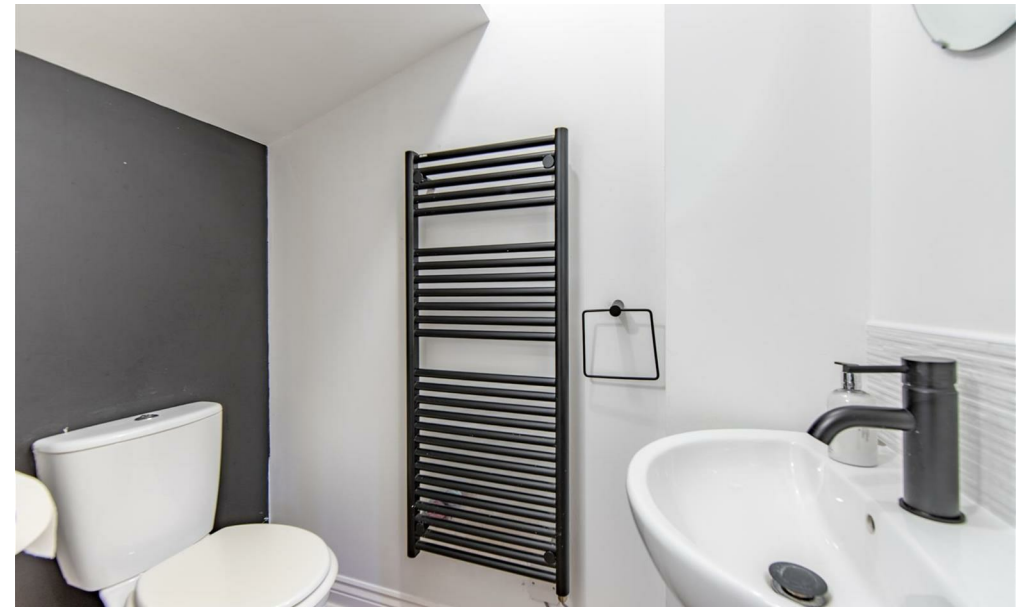
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The internal accommodation briefly comprises: Entrance hallway with stairs to the first floor and internal access to the garage. From here, there is access to a cloakroom/WC fitted with a close-coupled WC, pedestal wash hand basin, tiled splashback and floor. At the rear of the property is a well-appointed kitchen/dining room, featuring contemporary white high-gloss wall and base units, contrasting work surfaces, tiled splashbacks, and integrated appliances including a double oven, gas hob with extractor hood, fridge/freezer, dishwasher, and washing machine. A stainless-steel sink sits beneath a rear-facing window, and French doors from the dining area open out to the rear garden.

To the first floor, the landing includes a built-in airing cupboard and provides access to a spacious lounge with two windows overlooking the rear garden. Also on this floor is a double bedroom to the front elevation.

The second floor offers the principal bedroom, which benefits from two rear-facing windows and an en suite shower room complete with a tiled shower cubicle, pedestal wash hand basin, close-coupled WC, and tiled splashbacks. The family bathroom is also on this level and is fitted with a panelled bath, pedestal wash hand basin, close-coupled WC, tiled flooring, and splashbacks. A generous third bedroom with two front-facing windows completes the accommodation.

Externally, there is an open lawned garden to the front with a block-paved driveway leading to a single integral garage with power and lighting. A side gate and pathway lead to an enclosed rear garden, laid to lawn with a small flagged patio area.



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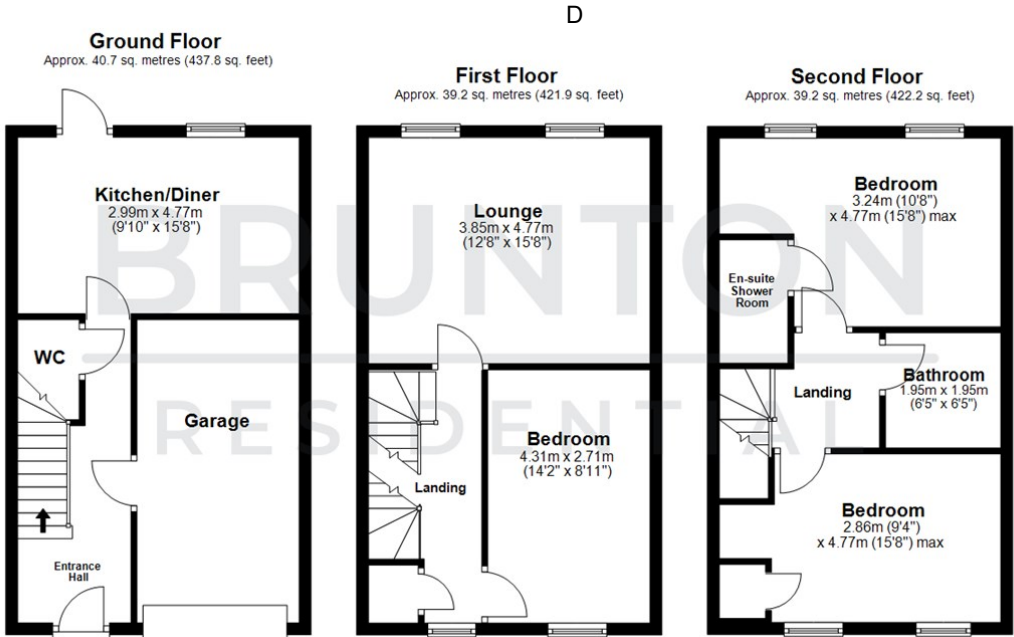
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : D

EPC RATING : C



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		
EU Directive 2002/91/EC	78	82
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		