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SPECKLEDWOOD WAY, GREAT PARK, NE13

£269,950

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A well-presented home situated in the ever-popular Speckledwood Way, within Great Park, Newcastle upon Tyne, featuring three well-proportioned bedrooms, with the master bedroom benefiting from an en-suite shower room and balcony. The property further benefits from a garage, off-street parking and rear garden.

Located in the sought-after Great Park area, this home enjoys easy access to a variety of local amenities, including shops, parks, and schools. Excellent transport links ensure convenient connections to Newcastle city centre and surrounding areas.

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Upon entering, you are welcomed into an entrance hall providing access to a generous lounge with a front aspect window. From here, a hallway leads to the first-floor landing via stairs and offers access to the integral garage, a WC, and the kitchen/diner at the rear, which features double doors opening to the garden and a window overlooking the outdoor space.

Upstairs, there are three well-proportioned bedrooms, one with built-in wardrobes and the principal bedroom benefiting from double doors to a balcony and an ensuite shower room. A storage cupboard and a family bathroom, fitted with a bath, overhead shower, wash basin, and WC, complete this floor.

Externally, the property offers a driveway for off-street parking leading to the garage, along with a rear garden laid to lawn, featuring a paved seating area, all enclosed by fencing.



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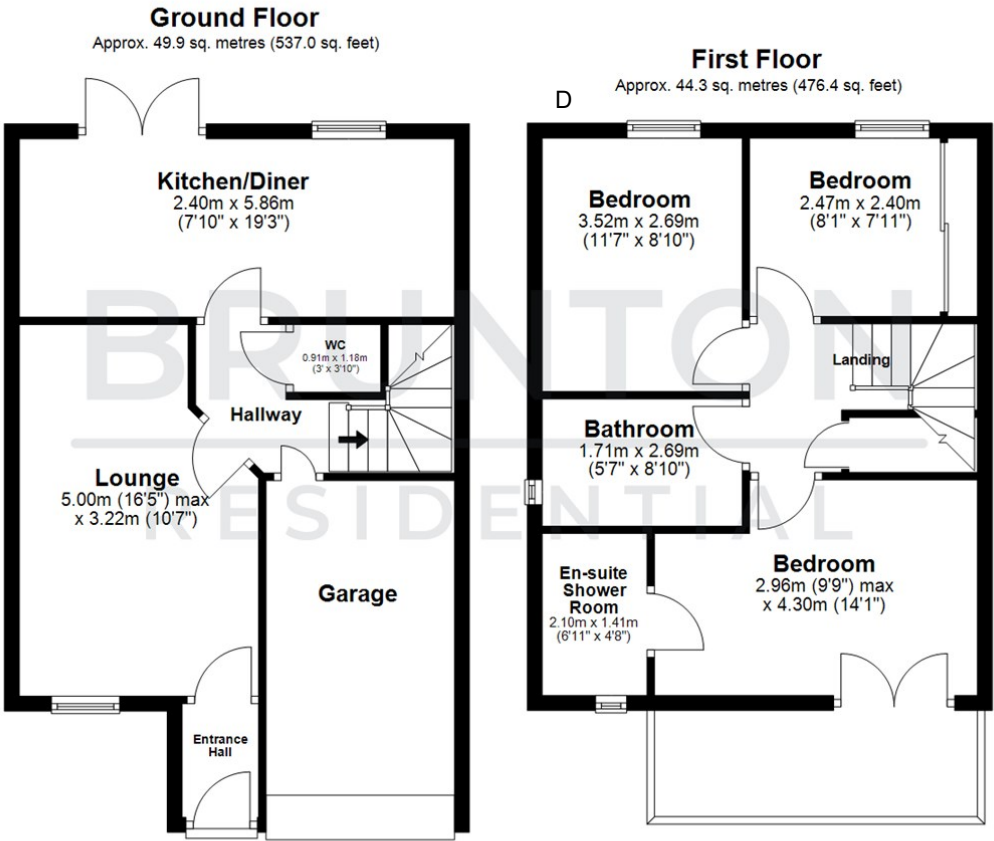
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : D

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		94
(81-91) B	82	
(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		
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		
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Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		