

BRUNTON

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SHORESWOOD WAY, GREAT PARK, NE13

£450,000

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Brunton Residential are delighted to market this stunning five bedroom detached family home located in the highly sought after Great Park development. This beautifully designed property offers spacious, versatile accommodation arranged over three floors, finished to a superb standard throughout. With contemporary interiors, landscaped gardens, and a private top floor suite with balcony, this home perfectly blends style, practicality, and family comfort.

Great Park is one of Newcastle's most sought after residential locations, offering an ideal balance between suburban tranquillity and city convenience. Residents enjoy access to excellent local schools, children's play areas, shops, and cafes, as well as easy transport links to Newcastle city centre and surrounding areas via the A1 and public transport routes.

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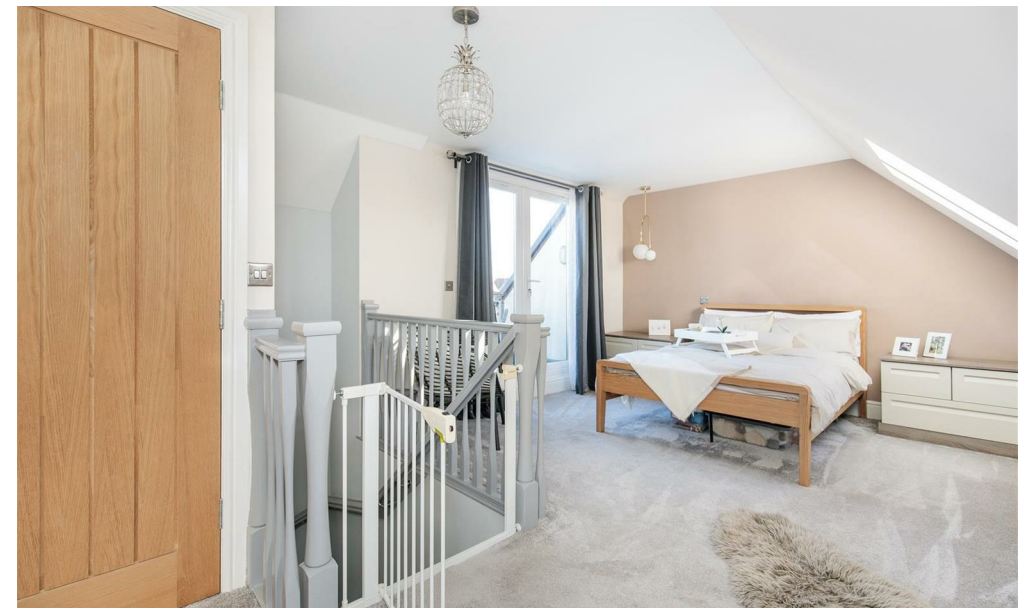
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The welcoming entrance hall sets the tone for the home with its light décor and stylish flooring, leading into the principal living areas. To the front, the living room is a generous, bright space featuring a deep blue feature wall and large windows which flood the room with natural light. It's an ideal setting for both relaxation and family gatherings. The showpiece of this home is the expansive open-plan kitchen, dining, and family area to the rear. Designed with entertaining and modern living in mind, it features bespoke navy and grey cabinetry, high-quality integrated appliances, and a large central island with quartz style worktops and brass handles. The adjoining dining area comfortably accommodates a large family table and opens into a stunning garden room style extension with a glass roof and French doors to the patio providing a seamless indoor-outdoor flow and plenty of space for socialising or unwinding in the sun. A utility room, convenient downstairs WC, and two handy storage cupboards complete the ground floor.

The first floor offers four beautifully presented bedrooms, The principal bedroom on this level benefits from an en-suite shower room, while the three further bedrooms offer flexible use ideal for children, guests, or as a home office. The family bathroom is tastefully designed with contemporary tiling.

The entire top floor is dedicated to a luxurious master suite, providing a peaceful retreat away from the main living areas. This spacious double bedroom features dual-aspect windows, ample room for furnishings, and direct access to a private balcony. The suite also includes a walk-in wardrobe/dressing area and a stylish en-suite bathroom with skylight windows.

To the rear, the property boasts an enclosed landscaped garden, ideal for family life and outdoor entertaining. The garden features a large lawn, patio dining area, mature planting, and a dedicated play space perfect for children. A detached garage and private driveway provide ample off-street parking.



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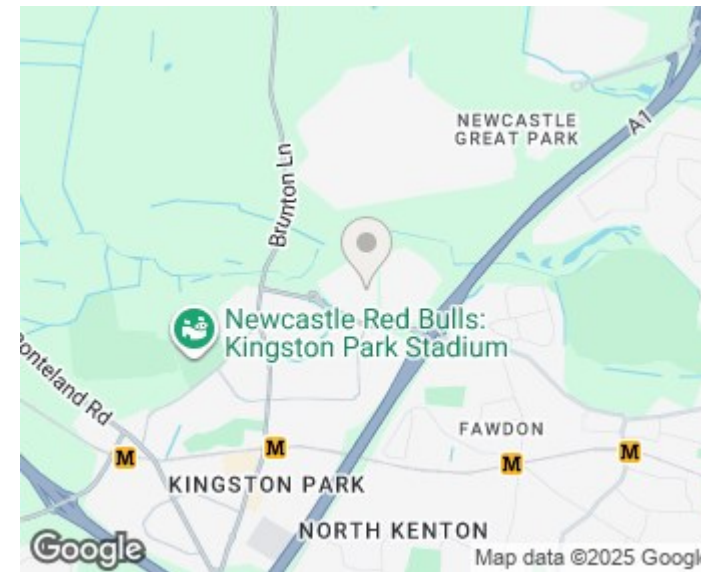
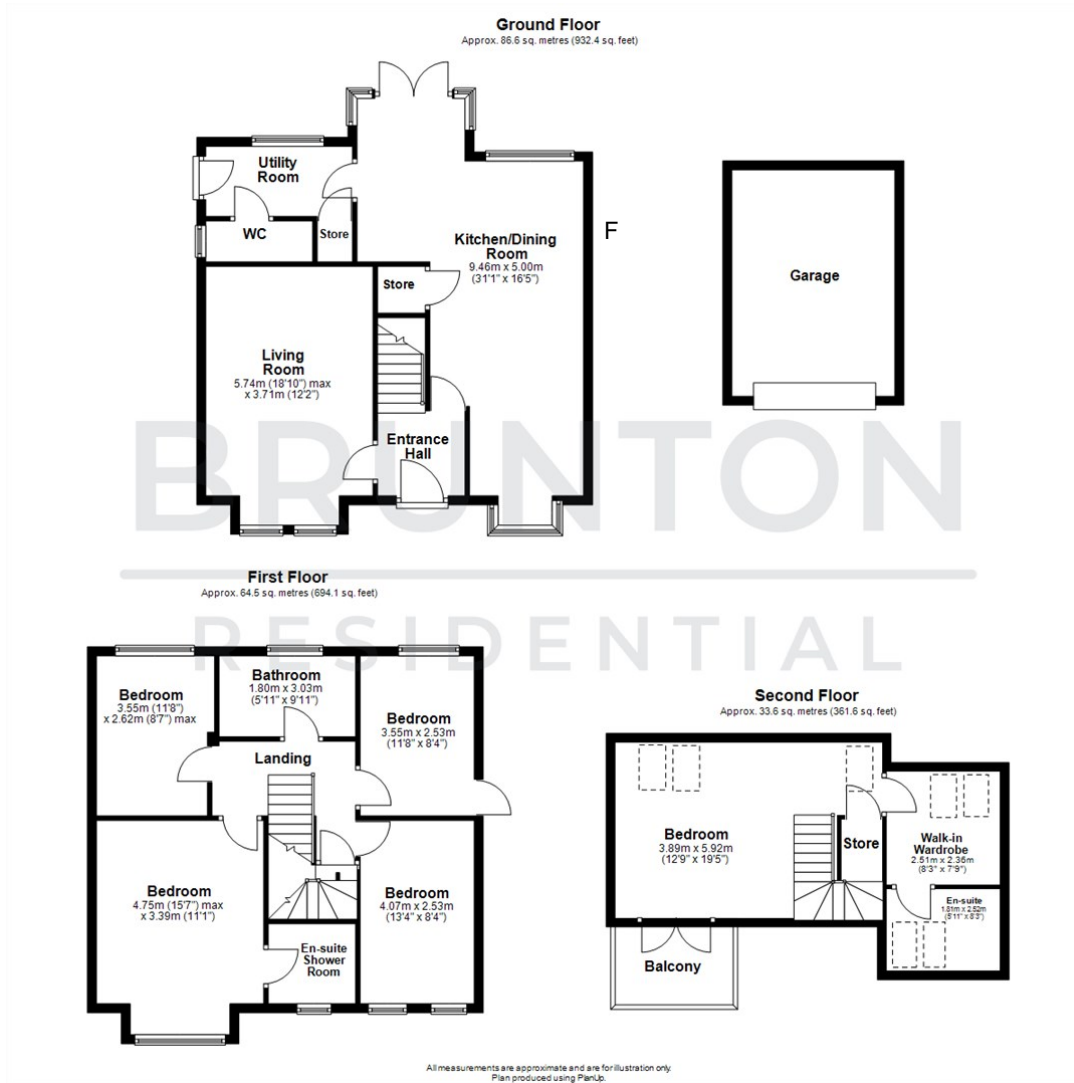
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : F

EPC RATING : C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		77	
(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	