

# BRUNTON

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## RESIDENTIAL



**NEWLANDS AVENUE, MELTON PARK, NE3**

**Offers Over £395,000**

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Delightful three-bedroom semi detached home situated on Newlands Avenue in Melton Park, Gosforth occupying a larger-than-average plot with a double garage. Well-presented throughout, the property offers a comfortable and flexible layout ideal for modern family living.

Arranged over two floors, the ground level features a spacious open-plan lounge/dining room, a large and well-equipped kitchen, a useful utility room, and a convenient ground-floor WC. Upstairs, there are three well-proportioned bedrooms, two of which are doubles, and a well-appointed family shower room with a separate WC. The property further benefits from off-street parking, and a lovely enclosed rear garden, perfect for relaxation or outdoor entertaining.

Located in a popular residential area, the home is within easy reach of local schools, shops, and amenities, as well as excellent transport links providing convenient access to the wider Newcastle area and beyond

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The internal accommodation comprises: an entrance hall with a convenient ground-floor WC to the right and stairs leading up to the first-floor landing. To the left is a spacious dual-aspect open-plan lounge/dining room with sliding doors opening out to the rear garden. To the rear of the hallway is a well-equipped kitchen with integral appliances and ample floor and wall units providing excellent storage and work surface space. Adjacent to the kitchen is a useful utility room with access to the integral garage and a door leading out to the rear garden.

The first-floor landing gives access to three well-proportioned bedrooms, with two bedrooms featuring built-in cupboards. A well-appointed family shower room with a washbasin and walk-in shower serves all rooms, complemented by a separate WC.

Externally, to the front, the property benefits from a driveway providing off-street parking for two cars and a front garden with lawn, shrubs, and hedging. To the rear is a lovely enclosed garden, predominantly laid to lawn and bordered with mature shrubs, trees, and plants, creating a peaceful outdoor retreat.



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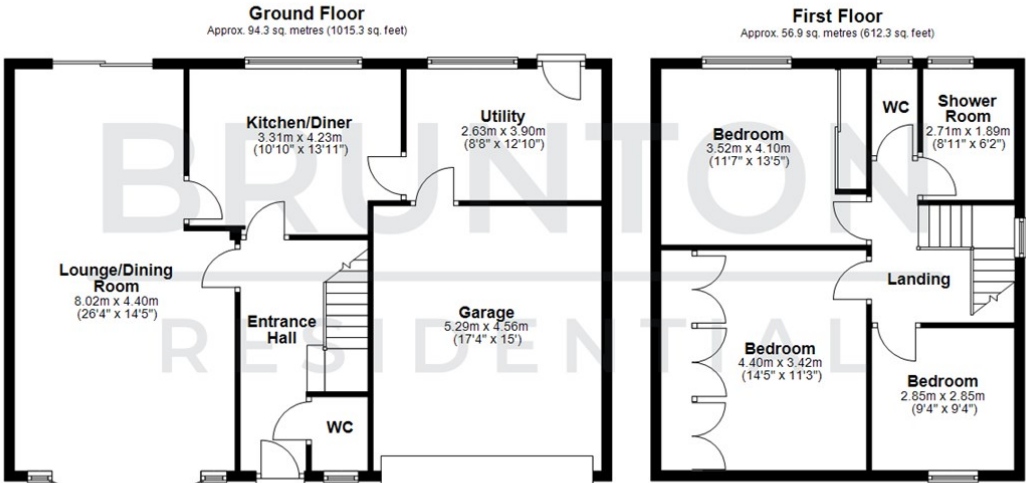
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : D

EPC RATING : C



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

