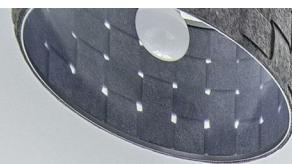


BRUNTON
RESIDENTIAL



POPPI PLACE, GREAT PARK, NE13
Offers Over £240,000



BRUNTON
RESIDENTIAL





BRUNTON

RESIDENTIAL





Brunton Residential are delighted to welcome to the market this beautiful three bedroom semi detached home in sought after Great Park.

This modern three bedroom semi detached property offers stylish, low maintenance living in the heart of the ever popular Great Park. Immaculately presented throughout, the home features a bright lounge, contemporary kitchen and dining space, and well proportioned bedrooms ideal for families, professionals, or first-time buyers. Situated in a friendly residential area close to schools, green spaces, and excellent transport links, this is a fantastic opportunity to secure a move in ready home in a thriving community.

BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

To the front of the property sits a contemporary fitted kitchen, finished with sleek white cabinetry, integrated appliances and ample worktop space. To the rear, the spacious living room spans the full width of the property. Stylishly decorated and featuring french doors leading directly onto the rear patio, this room offers the ideal setting for both relaxation and entertaining. A convenient ground floor WC completes the downstairs accommodation.

Upstairs, the property boasts three bedrooms. The principal suite overlooks the rear garden and benefits from fitted wardrobes along with a modern en-suite shower room. Bedroom two is an excellent double, while bedroom three makes an ideal single room, nursery, dressing space or home office. A contemporary family bathroom serves the remaining bedrooms. Additional storage cupboards on the landing ensure plenty of practical space throughout.

To the rear is a beautifully maintained, fully enclosed garden. A large, modern patio area offers the perfect space for outdoor dining, while the lawn provides a lovely green outlook and a safe play space for children or pets. Carefully placed shrubs and planters add colour and interest to this private and sunny garden.

The front of the property offers excellent kerb appeal with a neat lawn and planting, and the driveway provides off street parking.



BRUNTON

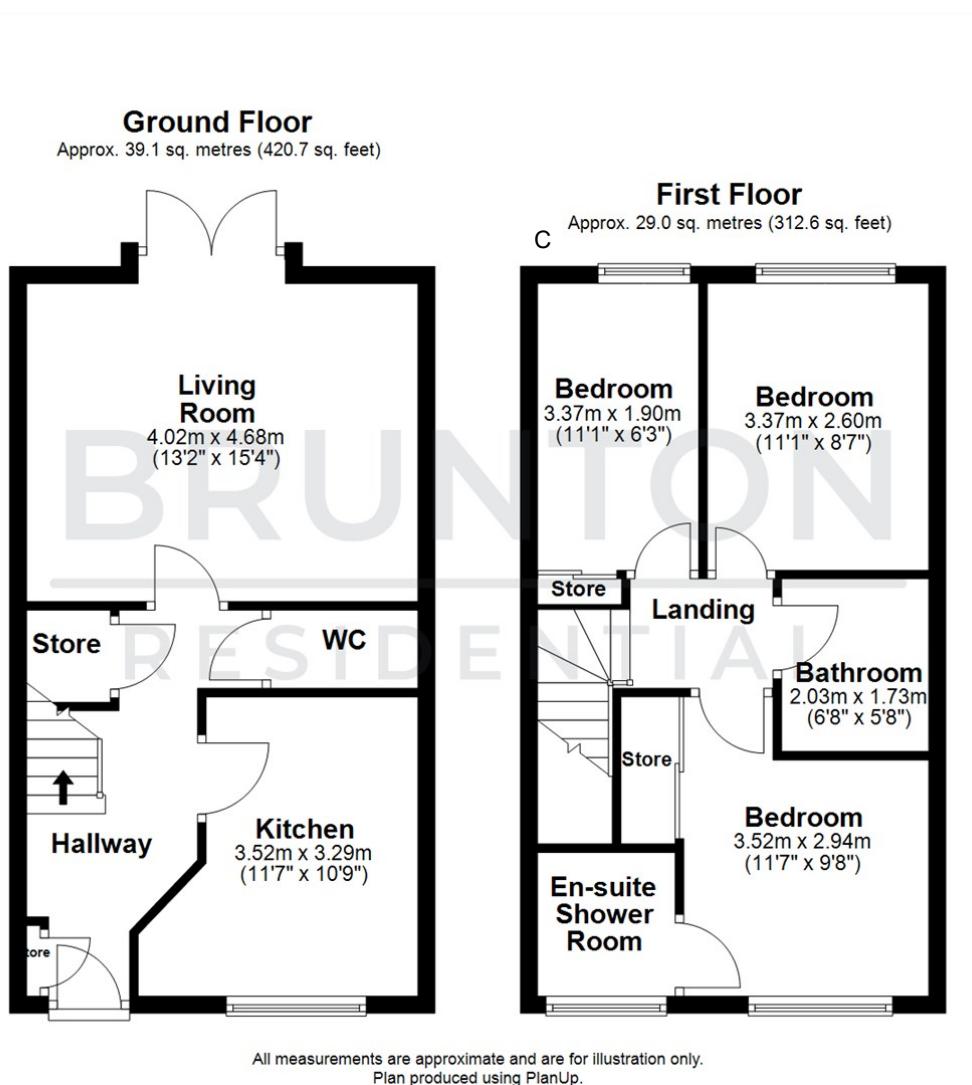
RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : C

EPC RATING : B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	96	
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	96	
(81-91) B	84	
(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