



Brunton Close | Shiremoor | NE27 0PU

£249,950

A beautifully presented, double fronted, semi-detached family home, positioned within this popular close in Shiremoor. Showcasing a large, two storey extension, creating fabulous ground and first floor space, perfect for larger families or those seeking more internal and external space! Enjoying a gorgeous rear garden with delightful sunny aspect, lovingly creating a haven of relaxation, fun or both! With composite decking, lawned area, mature borders, shed, hot tub, outdoor electrics/lighting and built in BBQ area, just perfect! Close to local schools, Metro, shops, amenities and with excellent local transport links, including the A19 North and South, A1058 City Centre, Cobalt Business Park and Silverlink! Elegant and tastefully presented throughout, with an entrance hall, downstairs cloaks/w.c., lounge with media wall and electric fire, flowing into the open plan dining area with French doors out to the garden. The dining area opens through to the stylish and contemporary kitchen with high gloss units and granite worktops, integrated appliances and instant hot tap, extended, front facing dining room, excellent for dining or the creation of a snug/living space. There are three double bedrooms to the first floor, the principal bedroom with stunning vaulted ceiling and open plan, en-suite shower area, modern family bathroom with rain fall shower. Turned staircase up to the wonderful, extended fourth bedroom, again, with stylish en-suite shower area. Large front, gravelled garden area, with ample space for potential driveway, subject to dropped kerb consent.

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Composite Entrance Door to:

ENTRANCE HALLWAY: turned staircase up to the first floor, parquet style flooring, door to:

DOWNSTAIRS CLOAKS/W.C.: combination low level w.c. with hand washbasin with mixer taps, parquet style flooring, heated towel radiator, storage cupboard

LOUNGE/DINING ROOM: 20'5 x 11'10, (6.20m x 3.90m), front facing, light and airy lounge open through to the dining area with double glazed French doors out to the garden. Showcasing a feature media wall with modern electric, living flame fire, double glazed window, radiator, parquet style flooring, radiator, the dining room opens through to:

KITCHEN: 20'2 x 15'9, ("L" shaped through to open plan dining room), (6.12m x 4.80m), outstanding, re-fitted, high gloss family kitchen, incorporating a range of base, wall and drawer units, granite worktops, sink unit with mixer taps, instant hot water tap, integrated double electric oven and microwave, five burner induction hob, cooker hood, brick effect tiling, integrated dishwasher, two double glazed windows, vertical radiator, laminate flooring, open through to:

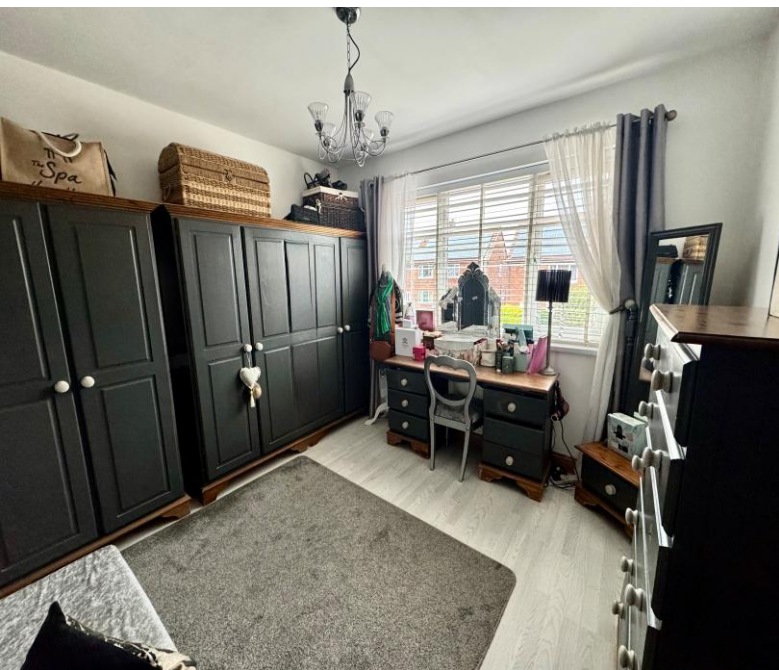
EXTENDED DINING ROOM: (front): double glazed window, radiator, laminate flooring



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FIRST FLOOR LANDING AREA: split level staircase, door into landing , staircase up to the second floor, combination boiler

FAMILY BATHROOM: (rear): 6'3 x 6'3, (1.90m x 1.90m), stylish family bathroom, comprising of, bath with mixer taps and wall mounted controls, shower with additional forest waterfall spray, half pedestal washbasin with mixer taps, low level w.c. with push button cistern, chrome ladder radiator, high gloss tiled floor, fully tiled walls, spotlights to ceiling, double glazed window

BEDROOM ONE: (dual aspect): 20'4 x 9'6, (6.20m x 2.90m), stunning principal bedroom with beamed vaulted ceiling and two electrically operated Velux windows, allowing fabulous light into the room, additional double glazed window to the front, open through to the gorgeous en-suite shower area with walk-in shower area, shower with additional forest waterfall spray, vanity sink unit with mixer taps, chrome ladder radiator, mostly tiled walls, tiled floor, extractor

BEDROOM TWO: (rear): 10'8 x 9'7, (3.25m x 2.92m), double glazed window, radiator, laminate flooring

BEDROOM THREE: (front): 10'8 x 9'6m (3.25m x 2.92m), laminate flooring, radiator, double glazed window

BEDROOM FOUR: (rear): 17'4 x 12'2, (5.28m x 3.71m), maximum measurements, some restricted head room, storage into eaves, spotlights to ceiling, Velux window, open through to:

EN-SUITE SHOWER AREA: walk in shower, chrome shower pedestal washbasin, tiled walls, spotlights to ceiling, tiled floor

EXTERNALLY: Beautiful, substantially improved rear garden, enjoying a delightful sunny aspect, composite decking, lawned area, mature, well stocked borders, garden shed with power and plumbing for automatic washing machine, feature gravelling, fencing, built in hot tub with lighting, electric sockets and outside lighting, BBQ. To the front there is a large sandstone path, with potential for driveway subject to dropped kerb consent, storage shed

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: B

EPC RATING: D

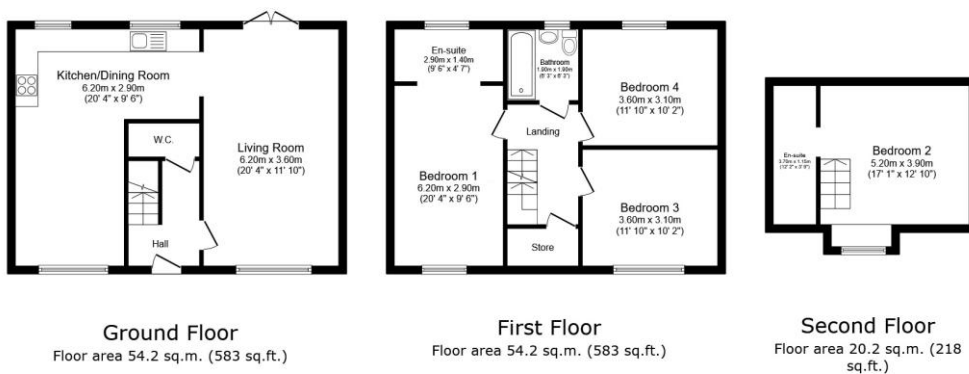
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Total floor area: 128.6 sq.m. (1,384 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.ie

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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