



42 The Fairway

Brunton Park





Super Stylish & Immaculately Presented, Extended Semi-Detached Bungalow Offering an Incredible Open Plan Living/Dining & Kitchen Space, Three Bedrooms, Re-Fitted Bathroom & En-Suite, Stunning West Facing Rear Gardens with Summerhouse and Fantastic Open Aspect Views Over the City of Newcastle Golf Club.

This excellent, semi-detached bungalow has been fully refurbished and completely remodelled by the current owner and is ideally placed on The Fairway, Brunton Park. The Fairway, which is tucked just off from South Ridge, is perfectly placed to provide easy access to the shops and amenities of Bunton Park whilst also being close to excellent transport links and Gosforth High Street with its shops, cafes and restaurants.

Boasting close to 1,500 Sq ft of internal living space, the internal accommodation comprises: Lobby with tiled flooring, cloak cupboard and roof light | Double doors then lead through to the incredible open plan living, dining and kitchen space with modern cabinetry and stone work surfaces to the kitchen area with integrated appliances and central island with breakfast bar | Utility Room | The open plan living and dining space offers large sliding doors offering spectacular open aspect views and access to the rear terrace and gardens. The living space then gives access to a lovely double bedroom suite, again with sliding doors leading to the terrace and gardens with a stylish re-fitted shower room with three piece suite. The rear hallway then gives access to two further bedrooms and a contemporary re-fitted bathroom with four piece suite including jacuzzi bath and walk-in shower.

Externally, the property offers a block paved driveway offering off street parking for two vehicles with electronic charging point and low maintenance garden with dwarf walled boundaries. The rear gardens, which are predominantly west facing, are beautifully presented and are laid mainly to lawn with well stocked borders and a raised, decked seating and entertaining area with paved patio and hot tub. The rear gardens also offer a recently installed timber summerhouse which is perfect as a home studio or as an office with light and power and enjoys a decked terrace with glass balustrades and views over the golf club. The summerhouse also offers a garden store to the rear.

Well presented throughout, this superb property offers one of the finest examples within the Brunton Park locality and early internal viewings are deemed essential to avoid disappointment!

Services: Mains electric, gas, water and drainage | Tenure: Leasehold | Lease Remaining: 932 years | Ground Rent: N/A | Service Charge: N/A

Council Tax: Band D | Energy Performance Certificate: Rating C

Agents note: In accordance with the Estate Agents Act of 1970 all potential purchasers should be aware that the property is owned by an employee of Sanderson Young



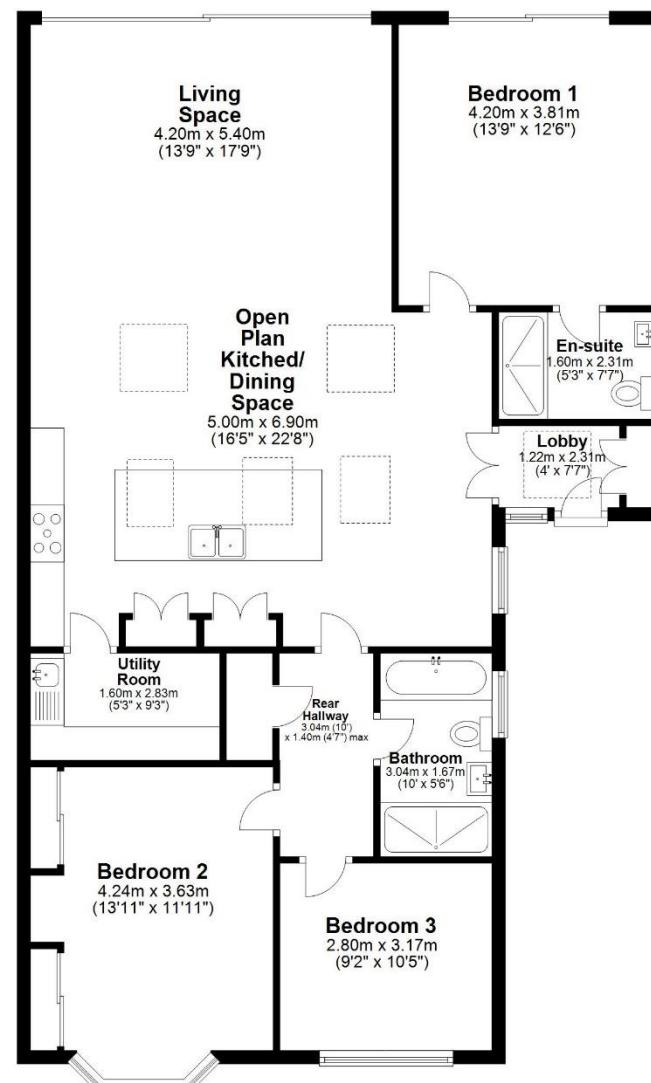






### Ground Floor

Approx. 123.4 sq. metres (1328.8 sq. feet)



Total area: approx. 123.4 sq. metres (1328.8 sq. feet)

**42 The Fairway, NEWCASTLE UPON TYNE**



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