



## 1 Juniper Close

Melton Park Newcastle Upon Tyne, NE3 5PL

DETACHED HOME - FOUR BEDROOMS - SOUTH FACING REAR GARDENS

Brunton Residential are delighted to offer for sale this fantastic detached home located on Juniper Close, a quiet cul-de-sac within Melton Park. This home has a fantastic rear garden which is orientated to the South along with a multi-car driveway.

**Offers Over £425,000**

# 1 Juniper Close

Melton Park Newcastle Upon Tyne, NE3 5PL



Brunton Residential are delighted to offer for sale this fantastic detached home located on Juniper Close, a quiet cul-de-sac within Melton Park. This home has a fantastic rear garden which is orientated to the South along with a multi-car driveway. Accommodation briefly comprises; entrance hallway with separate WC, office/snug area, a full depth lounge with feature log burner and access to a fantastic sun lounge extension to the rear with under floor heating. There is a fitted dining kitchen with a range of appliances & windows to the rear over looking the South facing gardens. There is a utility room offering a versatile work space with garage access. The first floor offers a stylish master suite with space for wardrobes and a fully tiled & under floor heated ensuite with walk in shower, bedrooms two, three & four and finally a fantastic bathroom with feature inset bath with mood down lighting and under floor heating.

As mentioned, a major feature of this home is the plot it sits on. When the sun is out, its in the back garden of this property! There is a sun house with mini log burner as well!!

The front of the property offers a small garden area which is laid mainly to lawn, a multi car driveway provides garage access and off street parking.

For more info and to book your viewing, please call our sales team on 0191 2368347.

## ON THE GROUND FLOOR

Hallway

WC

Lounge

22'11" x 15'1" (7.0 x 4.6)

Sun Lounge

10'9" x 13'5" (3.3 x 4.1)

Office

7'2" x 12'1" (2.2 x 3.7)

Kitchen

11'1" x 16'4" (3.4 x 5.0)

Utility Room

## ON THE FIRST FLOOR

Master Bedroom

12'5" x 10'9" (3.8 x 3.3)

Ensuite

Bedroom Two

9'2" x 12'1" (2.8 x 3.7)

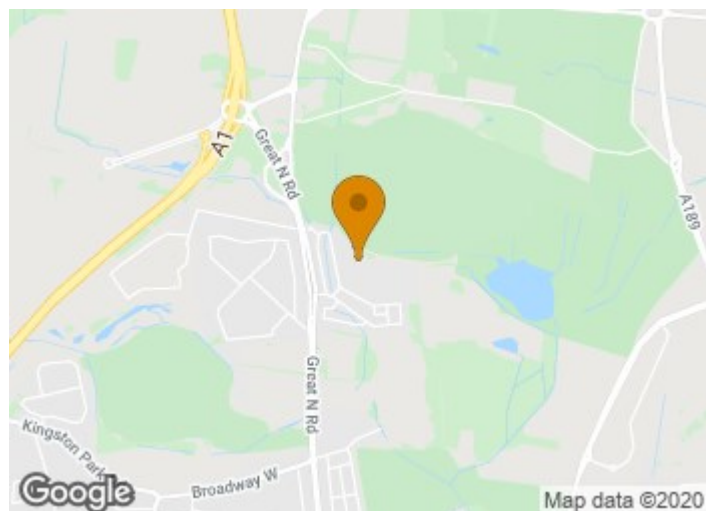
Bedroom Three

7'6" x 12'9" (2.3 x 3.9)

Bedroom Four

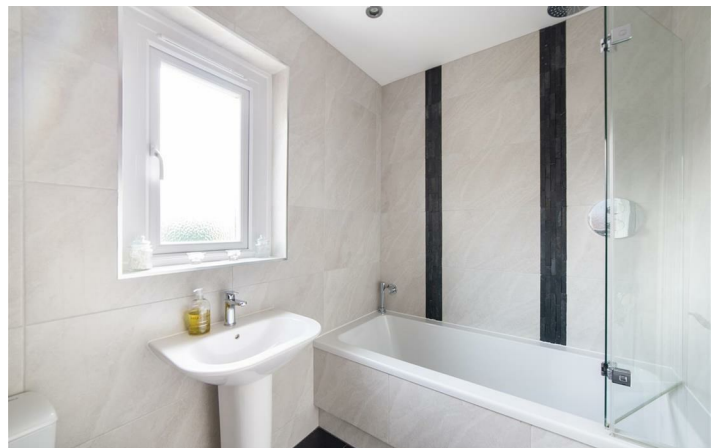
7'2" x 10'2" (2.2 x 3.1)

Bathroom WC



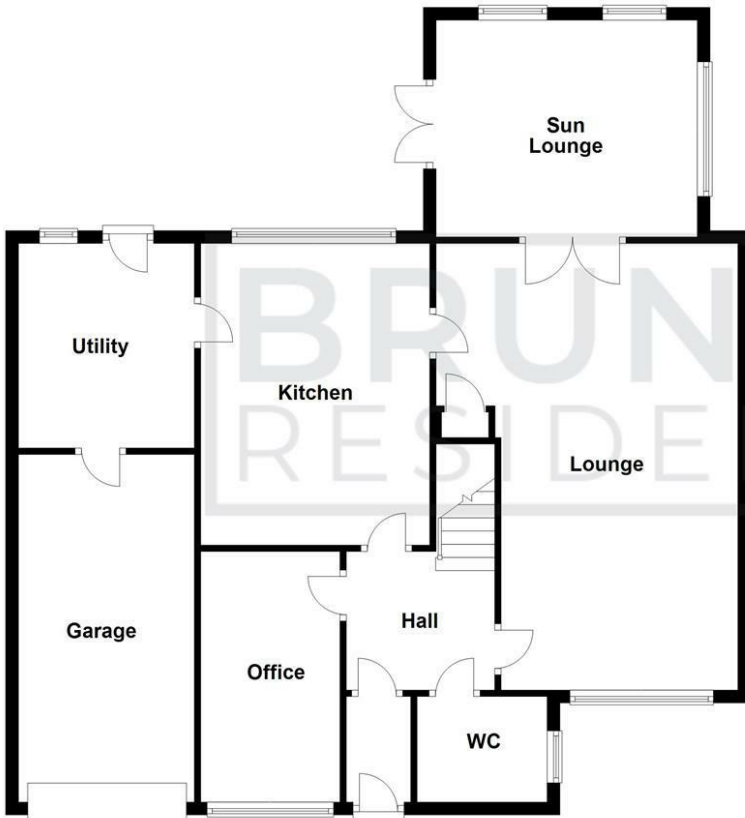
- DETACHED HOME
- SOUTH FACING REAR GARDENS
- CUL-DE-SAC LOCATION
- GARAGE & DRIVEWAY
- FOUR BEDROOMS
- EXTENDED TO REAR



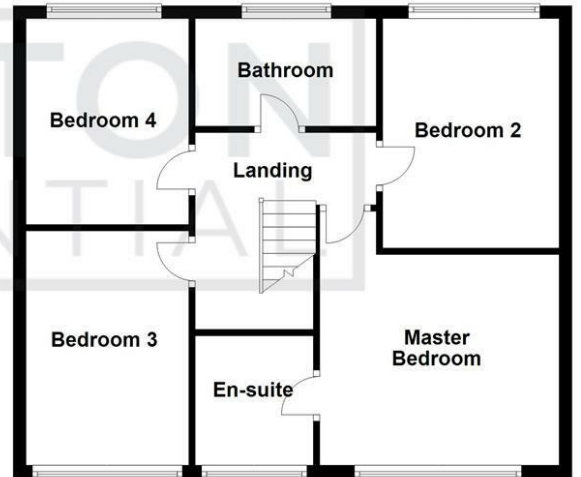


# Floor Plan

**Ground Floor**  
Approx. 108.0 sq. metres (1162.3 sq. feet)



**First Floor**  
Approx. 58.6 sq. metres (630.7 sq. feet)



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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions	(82 plus) <b>A</b>		
(81-91)	<b>B</b>			(81-91)	<b>B</b>		
(69-80)	<b>C</b>			(69-80)	<b>C</b>		
(55-68)	<b>D</b>			(55-68)	<b>D</b>		
(39-54)	<b>E</b>			(39-54)	<b>E</b>		
(21-38)	<b>F</b>			(21-38)	<b>F</b>		
(1-20)	<b>G</b>			(1-20)	<b>G</b>		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC		<b>England &amp; Wales</b>		EU Directive 2002/91/EC	