



## Humbleton Road

Great Park, NE13 9AZ

LARGE CORNER PLOT - FIVE BEDROOMS PLUS DRESSING ROOM - CUL-DE-SAC LOCATION  
Brunton Residential are delighted to offer this substantial family home located on Humbleton Road within Great Park. This property has a huge amount of living space and is positioned to the end of a cul-de-sac.

**£550,000**

# 9 Humbleton Road

Great Park, NE13 9AZ



Accommodation briefly comprises of: Entrance hallway with WC and staircase to first floor, there is a lounge with doors to rear gardens and an office with windows to front, a dining room also has a bay window to front while a large dining kitchen is positioned to the rear. The kitchen offers a range of wall and floor units with coordinated work surfaces and a feature centre island. The kitchen leads through to a utility room which has a door to the garden area. The first floor consists of a large master suite with bedroom area, dressing room and separate ensuite, the second bedroom also has an ensuite with the third bedroom having sole use of a bathroom.

The top floor hosts two more bedrooms with a fourth bathroom WC.

The property is situated in the corner of a quiet cul-de-sac within Greenside and as such a larger than average, partially landscaped garden with fenced boundaries.

For reference, this home is considerably larger than a Taylor Wimpy 'Troon' and as such, will hopefully appeal to a family looking for a large home on Newcastle's ever popular Great Park development.

For more info and to book your viewing, please call our sales team on 01912368347.

## ON THE GROUND FLOOR

Entrance Hall

WC

Dining Room

13'2" x 13'1" (4.01m x 4.00m)

Lounge

20'7" x 13'1" (6.28m x 4.00m)

Office

9'7" x 13'9" (2.92m x 4.20m)

Kitchen

15'9" x 13'9" (4.81m x 4.20m)

Utility

Garage

## ON THE FIRST FLOOR

Landing

Bedroom

13'0" x 13'1" (3.95m x 4.00m)

En-suite

Bedroom

17'3" x 13'1" (5.27m x 4.00m)

En-suite

Bedroom

15'4" x 13'0" (4.67m x 3.95m)

Bedroom

6'7" x 13'0" (2.00m x 3.95m)

Bathroom

## ON THE SECOND FLOOR

Landing

Bedroom

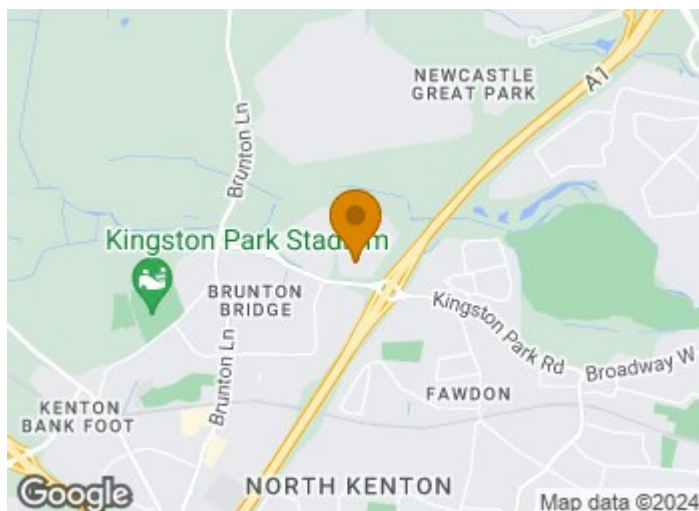
21'0" x 13'1" (6.39m x 4.00m)

Bedroom

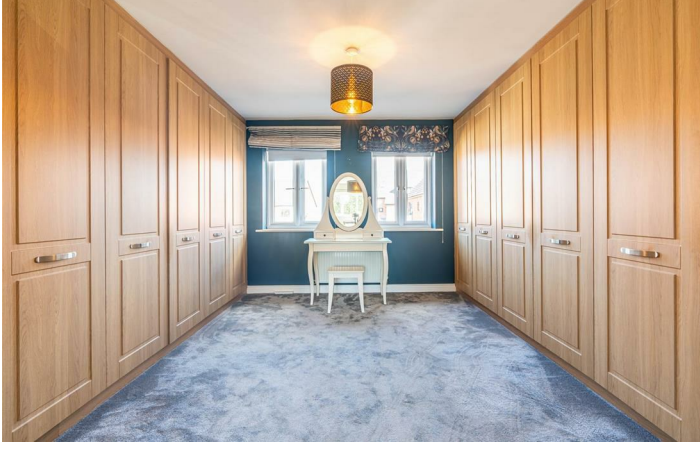
21'0" x 13'9" (6.39m x 4.20m)

Bathroom

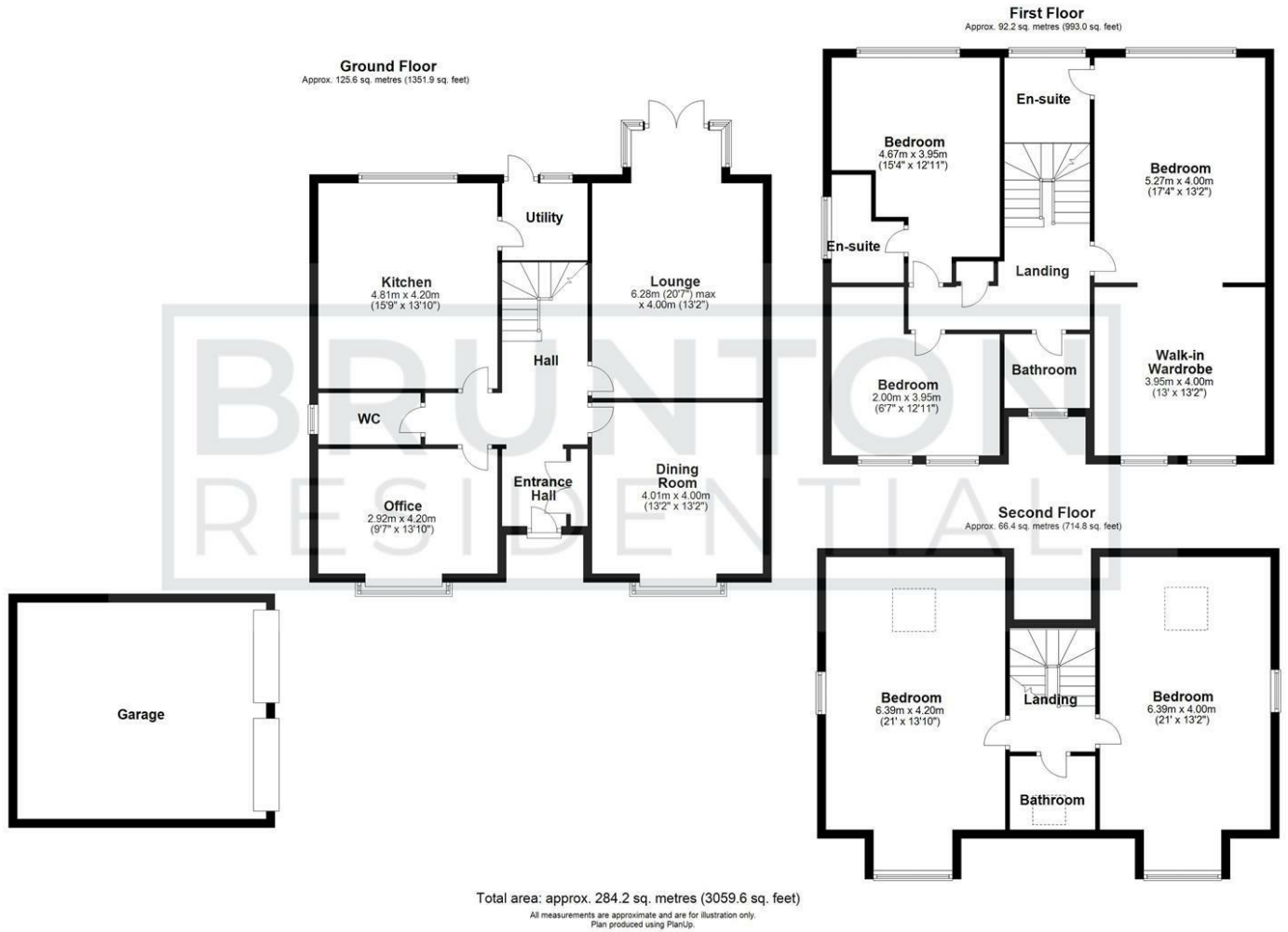
Disclaimer



- DETACHED HOME
- CORNER PLOT
- FIVE BEDROOMS
- LARGE FAMILY HOME
- CUL-DE-SAC LOCATION
- DOUBLE GARAGE WITH DRIVEWAY



# Floor Plan



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		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 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	80	85
			<b>England &amp; Wales</b>
			EU Directive 2002/91/EC