

T. 01912368347  
E. info@bruntonresidential.com  
A. Brunton Residential Middleton  
W. South, Wagonway Drive, NE13  
9RT



**Barmoor Drive**  
Great Park, NE3 5RG

**£650,000**

# 26 Barmoor Drive

Great Park, NE3 5RG



Barmoor Drive runs to the side of the Melbury estate. This allows for easy access in and out of the development. The property is one of just a pair of this style and has accommodation briefly comprising; entrance hallway with access to a WC and a newly fitted utility room with full wall units including washing appliances. There is also access to a large kitchen space with an open plan family room to the rear. The kitchen on this style of home was originally positioned on the first floor, the owners have changed this and installed a luxury kitchen on the ground floor, there is a range of wall and floor units with coordinated Granite work surfaces and high end fitted appliances. A large centre island offers an excellent informal dining area or entertaining centrepiece. The first floor consists of a full width lounge area with windows over the rear gardens, there is a sizeable master bedroom with a stylish ensuite shower room with separate tiled bath. The ensuite leads through to a walk in wardrobe.

The second floor consists of a large bedroom to the front of the property which runs the full width of the home, you will notice from the floor plan there are two entrance doors to this room, should the buyer want or need an extra room, a stud wall could be re-erected to split this large space. There are a further two bedrooms, one of which offers an ensuite shower room. Finally, a family bathroom has been refitted to offer a four piece suite with walk in shower cubicle and feature bath tub. Externally there is a large garden to the rear which is not over looked, it comprises of a range of lawned, paved and decked areas and has fenced boundaries. To the front is a small town garden while to the side is a double multi car driveway which offers parking for multiple cars and garage access.

## ON THE GROUND FLOOR

Hallway

WC

Utility Room

11'11" x 9'1" (3.62m x 2.78m)

Kitchen/Dining Room

31'2" x 16'10" (9.49m x 5.14m)

## ON THE FIRST FLOOR

Landing

Lounge

11'11" x 26'4" (3.62m x 8.02m)

Bedroom

12'3" x 14'7" (3.74m x 4.44m)

En-suite

Walk-in Wardrobe

## ON THE SECOND FLOOR

Landing

Bedroom

10'2" x 14'5" (3.09m x 4.39m)

En-suite

Bedroom

11'11" x 9'0" (3.62m x 2.75m)

Bedroom

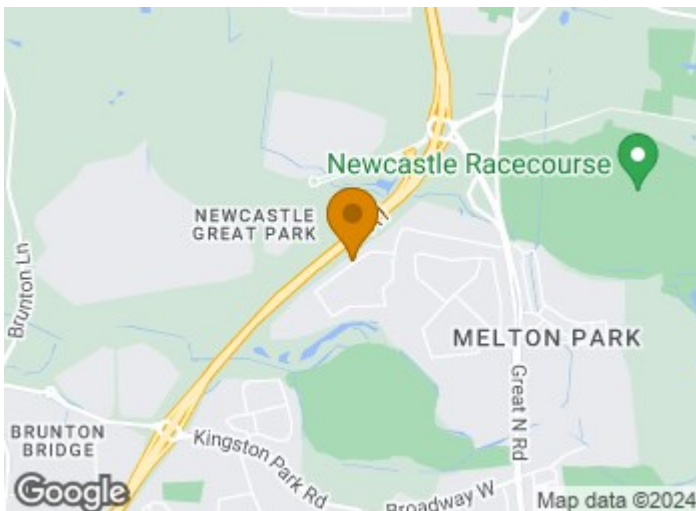
11'11" x 17'0" (3.62m x 5.17m)

Bedroom

12'6" x 11'7" (3.81m x 3.53m)

Bathroom

Disclaimer



- LARGE DETACHED HOME
- GREAT LOCATION
- LARGE REAR GARDENS
- DOUBLE GARAGE & DRIVEWAY
- LUXURY CONDITION
- FIVE BEDROOMS





## 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		Current	Potential	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) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
		79	84				
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	